



PARKMOUNT GARDENS, LARNE OFFERS OVER £169,950

A very well maintained and high spec semi in an excellent residential location. Parkmount Gardens is an area off the Roddens that people move too and seldom leave, due to its private cul de sac location but easy access to all local amenities

Very well presented Semi Detached
Popular location close to Schools and Town
Lounge / Dining
Excellent Kitchen
Large Utility
Three good Bedrooms
Modern Shower Room
Oak doors throughout
Oil heating/ white PVC double glazing
Integral Garage
Great Garden space front and back
Cul de sac location within minutes from park and easy walking distance to Larne Town Centre.
Must be viewed to appreciate the standard throughout

Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Entrance hall

w: 2.09m x l: 1.43m (w: 6' 10" x l: 4' 8")

Solid Oak plank flooring downstairs and Oak doors and architraves throughout set the standard for quality within this home.

Lounge/diner

w: 4.46m x l: 7.16m (w: 14' 8" x l: 23' 6")

Great open Living Dining space with dual aspect windows keeping the place bright and gaining the outlook of front and rear gardens.

Open fireplace with carved wooden mantel, black surround and hearth.

Kitchen

w: 2.67m x l: 2.96m (w: 8' 9" x l: 9' 9")

Excellent range of high and low level solid oak units and ample work top area. Space for rangemaster / Aga cooker and stainless steel extractor over. Integrated fridge. Breakfast bar. Feature tiled splashback and white tiled flooring. Door to rear garden and into utility area.

Utility

w: 3m x l: 2.41m (w: 9' 10" x l: 7' 11")

Generous utility space with stainless steel sink and plumbed for washing machine etc

Garage

w: 3m x l: 5.37m (w: 9' 10" x l: 17' 7")

Integral garage with light power and roller door

FIRST FLOOR:

Landing

w: 2.2m x l: 2.62m (w: 7' 3" x l: 8' 7")

Access to attic

Bathroom

w: 2.21m x l: 1.75m (w: 7' 3" x l: 5' 9")

Modern white suite comprising low flush WC, wall mounted sink vanity unit, double shower enclosure with glass doors and electric shower.

Feature PVC wall panelling. Recessed lighting

Bedroom 1

w: 3.3m x l: 2.85m (w: 10' 10" x l: 9' 4")

Grey wood effect laminate flooring. Built in wardrobe

Bedroom 2

w: 3.3m x l: 3.57m (w: 10' 10" x l: 11' 9")

Wood effect flooring. Built in double wardrobe.

Bedroom 3

w: 2.82m x l: 2.57m (w: 9' 3" x l: 8' 5")

Wood effect flooring. Wardrobe included.

Outside

Front garden laid in lawn with concrete driveway

Rear patio leading from kitchen - tucked in a private walled courtyard. Raised lawn area. Private , not overlooked from behind and future building is restricted as its a heritage its heritage listed behind.

All in all this is a great house for first time buyers and growing families alike.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
	57	74
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.