



## WYNCAIRN DRIVE, LARNE OFFERS OVER £154,950

**SSTC**

Fantastic Extended and well looked after Semi Detached property with a Garage in this popular residential area. Well finished throughout. Good gardens to front and rear with ample parking. Minutes from bus stops, local shops, schools and all local amenities. Early viewing highly recommended.

Very well presented Extended Semi Detached  
Porch  
Open plan Living Dining  
Kitchen extension to rear  
Three bedrooms  
Shower Room  
Detached Garage  
Good drive way  
Fully enclosed rear garden  
Early viewing highly recommended

Garden details: Enclosed Garden, Front Garden, Rear Garden  
Electricity supply: Mains  
Heating: Oil  
Water supply: Mains  
Sewerage: Mains

#### **Front Porch**

Fully glazed front porch with tiled flooring

#### **Living room**

Bright and spacious living area featuring a brick fireplace with electric inset. Wood effect laminate flooring and open plan layout into the dining/ kitchen

#### **Dining**

Wood effect laminate flooring with bifold wooden doors into kitchen area

#### **Kitchen**

w: 3.27m x l: 3.43m (w: 10' 9" x l: 11' 3")

Large kitchen extension with an excellent range of high and low level units, four ring gas hob and built in oven and integrated dishwasher. Bright space. tiled splashback and tiled flooring. Door to rear garden.

#### **FIRST FLOOR:**

#### **Landing**

Hotpress and access to attic

#### **Bedroom 1**

w: 2.86m x l: 3.59m (w: 9' 5" x l: 11' 9")

Large double room with built in wardrobe

#### **Bedroom 2**

w: 2.82m x l: 2.86m (w: 9' 3" x l: 9' 5")

Good double room also with built in wardrobe

#### **Bedroom 3**

w: 2.2m x l: 2.66m (w: 7' 3" x l: 8' 9")

#### **Bathroom**

w: 1.66m x l: 2.23m (w: 5' 5" x l: 7' 4")

Modern white suite comprising low-flush WC, vanity sink unit with mixer tap. Quadrant shower enclosure with walls tiled floor to ceiling

#### **Garage**

w: 7.11m x l: 3m (w: 23' 4" x l: 9' 10")

Detached garage with light and power. Up and over white door

#### **Outside**

Good sized front garden laid in lawn with side driveway providing ample off street parking and access to a detached garage and rear garden access. Attractive low maintenance rear garden laid half in lawn and half in paving.

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-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>			
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.