

## INVER HEIGHTS, LARNE OFFERS OVER £299,950

A fabulous split level bungalow on an elevated position providing views over Larne Town and Lough.

Very seldom do properties in this cul de sac come to market therefore early viewing is highly recommended.

Detached Split Level Bungalow

Two reception rooms

Generous Kitchen Dining space

Utility

Three Bedrooms

Family Bathroom

Integral garage

Lower level storage area

Beautiful views

Two Large Driveways

Landscaped gardens to front and rear

Excellent location in a quiet and mature cul de sac

Parking options: Driveway, Garage

Garden details: Front Garden, Private Garden, Rear Garden

## **Ground Floor**

### **Front Porch**

Tiled flooring with brown double glazed pvc windows and front door.

### **Entrance hall**

Spacious hallway featuring real wooden flooring.

### **Kitchen**

w: 3.86m x l: 4.9m (w: 12' 8" x l: 16' 1")

Open plan U-shaped kitchen / dining with breakfast bar. Offering a great range of high and low level units with laminate work surfaces, four ring electric hob, integrated oven, integrated dish washer. Space for fridge. Tiled flooring in kitchen area with decorative splash back and real wooden flooring in dining area.

### **Living room**

w: 3.23m x l: 4.5m (w: 10' 7" x l: 14' 9")

Bright living area. Feature fireplace with electric inset, real wood flooring and excellent views.

### **Utility**

w: 2.06m x l: 3.18m (w: 6' 9" x l: 10' 5")

Good sized utility room with tiled flooring and plenty of counter space. Fully plumbed for undercounter washing / drying machines along with a stainless steel sink.

### **Bathroom**

w: 2.09m x l: 2.7m (w: 6' 10" x l: 8' 10")

Contemporary white bathroom suite comprising of low flush wc, pedestal wash hand basin, large corner bath with separate shower quadrant and electric shower. Fully tiled flooring and walls.

### **Bedroom 1**

w: 3.04m x l: 3.44m (w: 10' x l: 11' 3")

Solid wood plank flooring, built in wardrobes, includes en-suite

### **En-suite**

w: 1.37m x l: 2.69m (w: 4' 6" x l: 8' 10")

Modern white suite comprising of low flush wc, vanity sink unit, shower quadrant with electric shower and wall panels.

### **Bedroom 2**

w: 3.01m x l: 3.21m (w: 9' 11" x l: 10' 6")

Spacious double bedroom with built in wardrobe units.

### **Bedroom 3**

w: 2.84m x l: 2.97m (w: 9' 4" x l: 9' 9")

well proportioned double bedroom with built in upper storage units.

## **Basement Level**

### **Lounge**

Grand living room. Feature fireplace with electric inset, solid wooden flooring, duel aspect windows offering excellent views. Glass sliding doors providing access to elevated rear patio overlooking Larne Town and Larne Lough.

### **Garage**

w: 3.24m x l: 6.67m (w: 10' 8" x l: 21' 11")

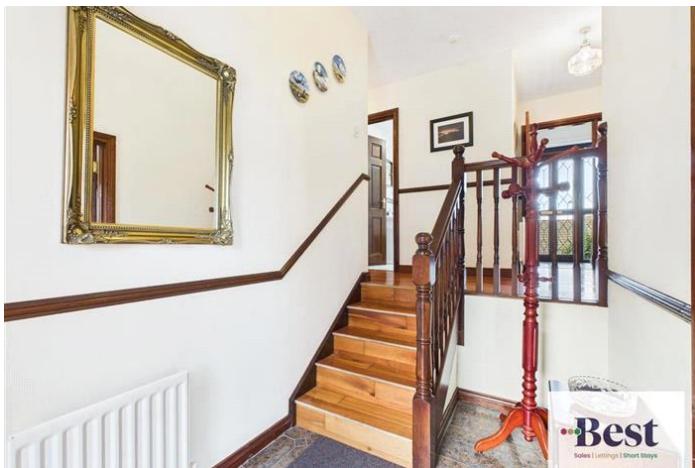
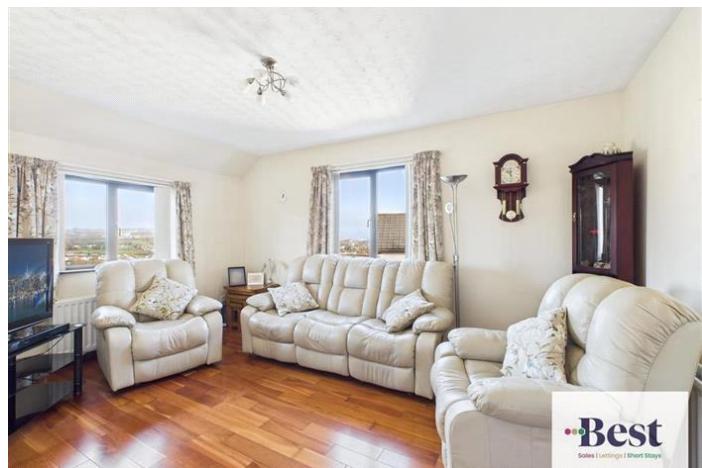
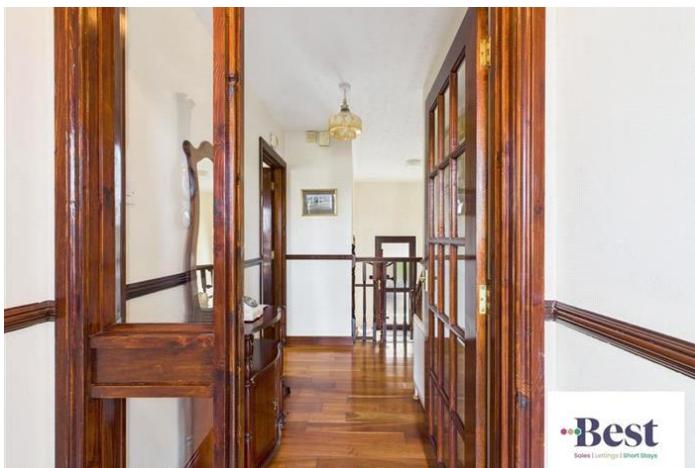
Excellent sized garage with electric garage door. Access to a large floored basement.

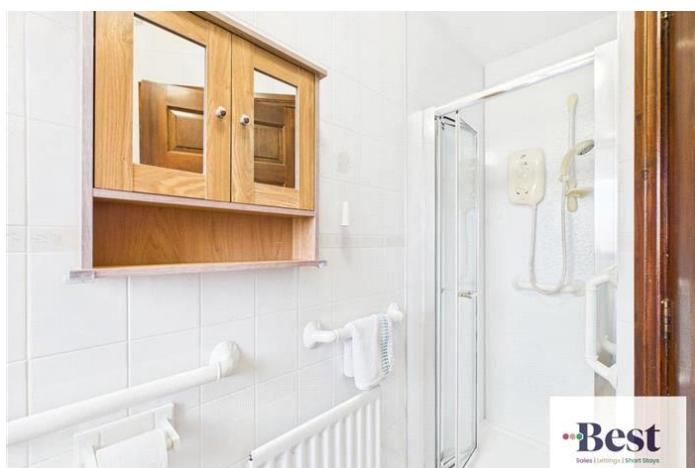
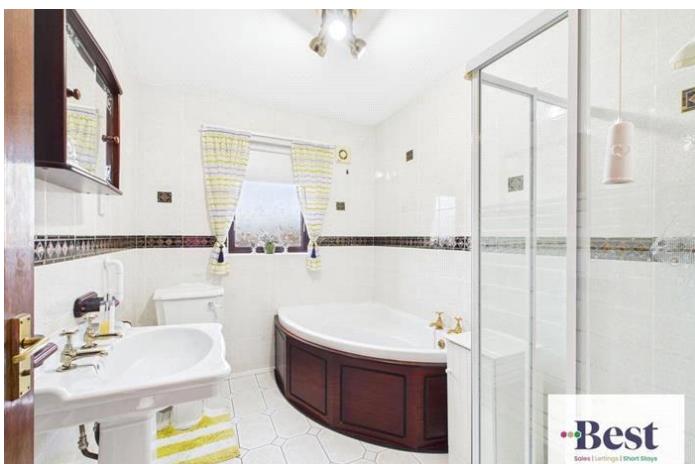
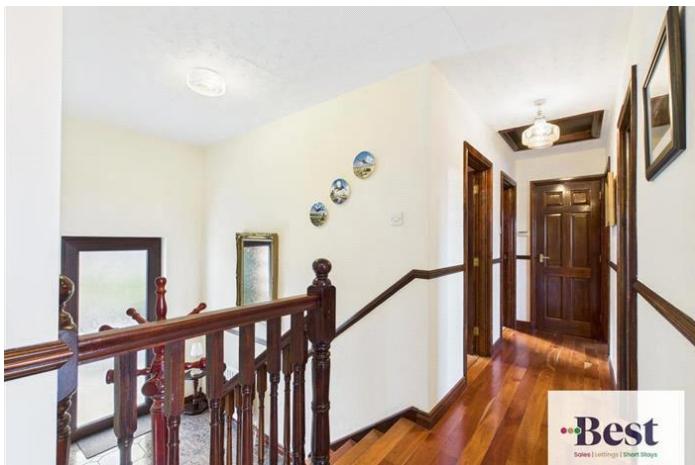
### **Outside**

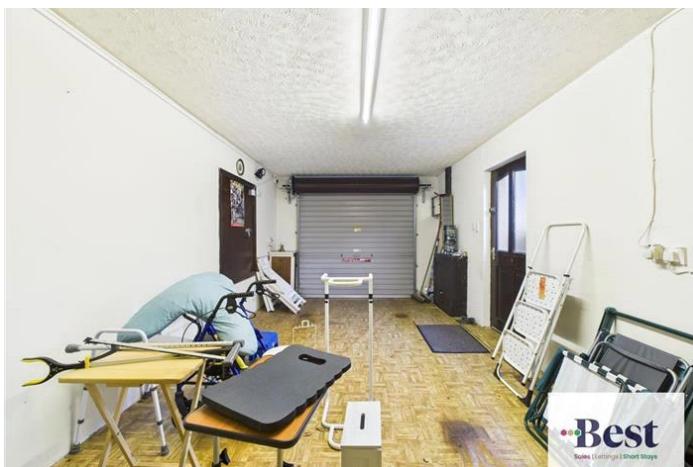
Offers ample off street parking via two large driveways. Front garden laid in decorative stone and established shrubs and evergreens.

Rear garden is situated on elevated side proving great views of the whole Larne area and beyond.

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







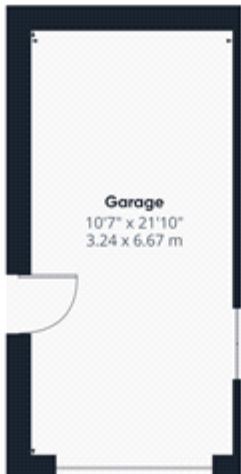
-Best



Approximate total area<sup>a</sup>  
1,112 sq ft  
103.26 sq m

a. Including kitchen, dining, living, bathroom, bedrooms, hallways, stairs, and landings. Excludes conservatory, garage, and any other external areas.

-Best



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	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.