

DRUMAHOE GARDENS, MILLBROOK, LARNE **SSTC** OFFERS OVER £170,000

A very well maintained and high spec semi in a popular residential location. With large extension and extensive garden area only minutes walk from public transport. Early viewings highly recommended.

Very well presented Semi Detached
Minutes walk to public transport
Excellent Kitchen
Utility
Three good Bedrooms
Modern Shower Room
Gas heating
White PVC double glazing
Garage/ Outbuilding
Excellent Garden space with great view
Must be viewed to appreciate the standard throughout

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

Entrance hall

w: 3.31m x l: 2.7m (w: 10' 10" x l: 8' 10")

Living room

w: 4.14m x l: 3.2m (w: 13' 7" x l: 10' 6")

Good sized living room with wood effect laminate flooring.

Hall

w: 4.46m x l: 1.64m (w: 14' 8" x l: 5' 5")

Utility

w: 1.65m x l: 1.63m (w: 5' 5" x l: 5' 4")

Wood effect laminate flooring, plumbed for washing and drying machine with access to rear garden.

Kitchen/Dining

w: 5.66m x l: 3.77m (w: 18' 7" x l: 12' 4")

Large modern L shaped kitchen with excellent range of high and low level units, integrated oven, hob, fridge/ freezer and dishwasher. Wood effect laminate flooring, anthracite vertical radiators, housing for gas boiler and plenty of dining space.

Bedroom 1

w: 2.85m x l: 2.44m (w: 9' 4" x l: 8')

FIRST FLOOR:

Bedroom 1

w: 3.21m x l: 2.72m (w: 10' 6" x l: 8' 11")

Bedroom 2

w: 3.21m x l: 3.12m (w: 10' 6" x l: 10' 3")

Bedroom 3

w: 2.88m x l: 2.12m (w: 9' 5" x l: 6' 11")

Features half-height panelled walls

Bathroom

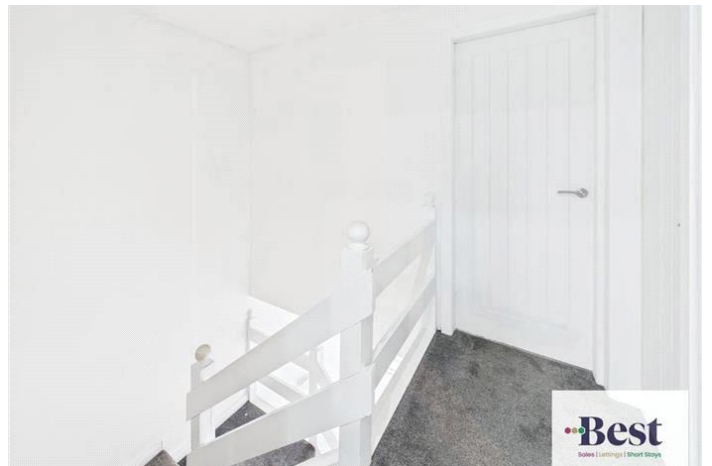
w: 2.85m x l: 1.68m (w: 9' 4" x l: 5' 6")

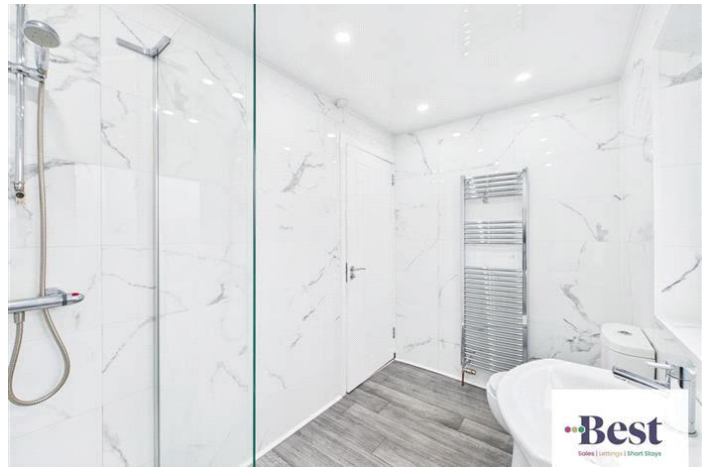
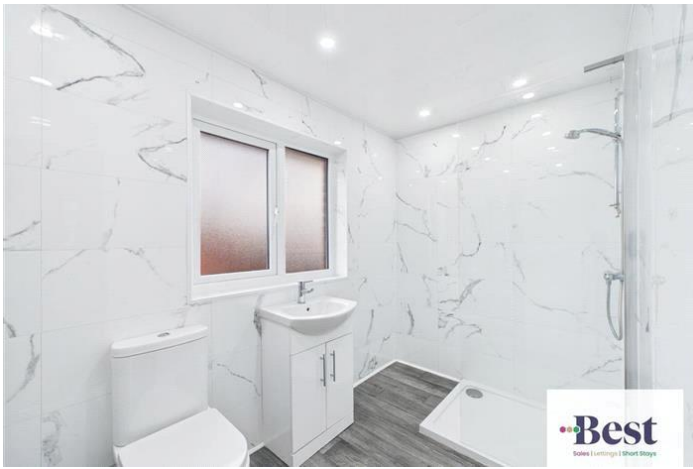
Bright shower room with modern white suite comprising of low flush WC, vanity unit with mixer tap and thermostatic bar shower. Wood effect vinyl flooring with panelled walls.

Outside

Large fully enclosed garden surrounding the rear and side of this property. Laid in concrete with a raised patio area and 20ft shed

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	91	91
(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.