



## THE HIGHWAYS, LARNE OFFERS OVER £179,950

Excellent semi in the popular Highways Development. Limited number of houses built in this development and seldom do they come for re sale. Situated on an end site, this property benefits from lots of green space beside, extra parking area and easy access to the Ballyhampton Road and beyond.

Excellent Semi Detached  
Lounge  
Kitchen/ Dining  
Downstairs WC  
Under stairs utility space  
Three good size Bedrooms  
( Master Ensuite)  
Family Bathroom  
Enclosed rear garden  
Gas Heating  
Minutes from the A8 with easy commute to Belfast and all surrounding areas.  
Excellent First time buyer opportunity  
Early viewing is highly recommended

Parking options: Driveway  
Garden details: Enclosed Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

## **Ground Floor**

### **Entrance hall**

Bright and spacious hallway with tiled flooring

### **Living room**

w: 3.87m x l: 3.25m (w: 12' 8" x l: 10' 8")

Lovely room with floor length windows making a bright relaxing and welcoming space

### **Kitchen/diner**

w: 5.49m x l: 3.32m (w: 18' x l: 10' 11")

Excellent range of high and low level units. Modern grey units with marble effect worktops. Gas hob with electric under oven. Integrated dishwasher and integrated fridge freezer. Ample space for dining. French Doors to rear garden. Tiled flooring

### **Utility**

under stairs area used as utility and plumbed for washing machine

### **WC**

White low flush Wc and pedestal wash hand basin

## **FIRST FLOOR:**

### **Landing**

access to attic

### **Master bedroom**

w: 4.16m x l: 3.26m (w: 13' 8" x l: 10' 8")

Lovely size room leading to ensuite

### **En-suite**

w: 2.73m x l: 1.23m (w: 8' 11" x l: 4' )

Low flush WC, pedestal wash hand basin, Thermostatically controlled shower.

### **Bedroom 2**

w: 3.32m x l: 2.87m (w: 10' 11" x l: 9' 5")

Good size double. Laminate flooring

### **Bedroom 3**

w: 3.32m x l: 2.52m (w: 10' 11" x l: 8' 3")

### **Bathroom**

w: 2.38m x l: 1.77m (w: 7' 10" x l: 5' 10")

White suite comprising low flush WC, pedestal wash hand basin, panelled bath. Crome towel rail. Tiled flooring.

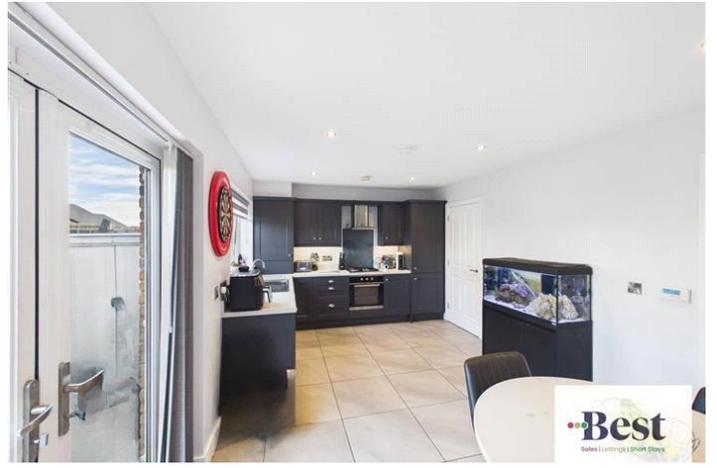
## **Outside**

Front garden laid in lawn with Tarmac driveway

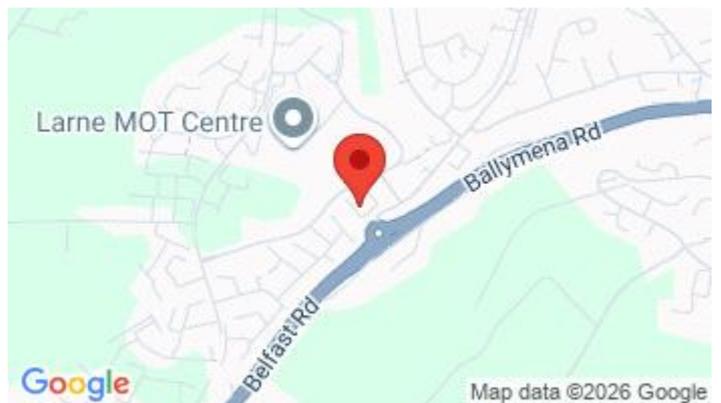
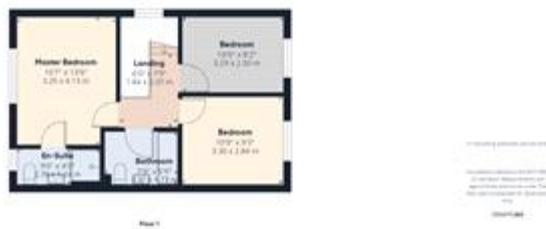
Rear garden fully enclosed. Paved patio area leading to lawn.

Deck and feature plant areas. Water feature

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.







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.