

35 Lindara Park, Larne, BT40 2GD



- **Modern Semi Detached**
- **3 Bedrooms**
- **1+Reception**
- **Bedroom One With En Suite Shower Room**
- **Kitchen With Separate Utility Room**
- **Four Piece Family Bathroom Suite**
- **Furnished Cloakroom**
- **Front Garden With Parking Forecourt**
- **Gas Fired Central Heating**
- **Private Enclosed Garden To Rear**

PRICE Offers Over £137,500

Positioned within a quiet cul de sac in a popular modern development just off Killyglen link. This spacious 3 bedroom semi detached is an excellent purchase for a first time buyer searching for a home with a well planned living layout at an attractive price. With a high level of interest expected an early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Front door with double glazed side screen into:-

ENTRANCE HALL

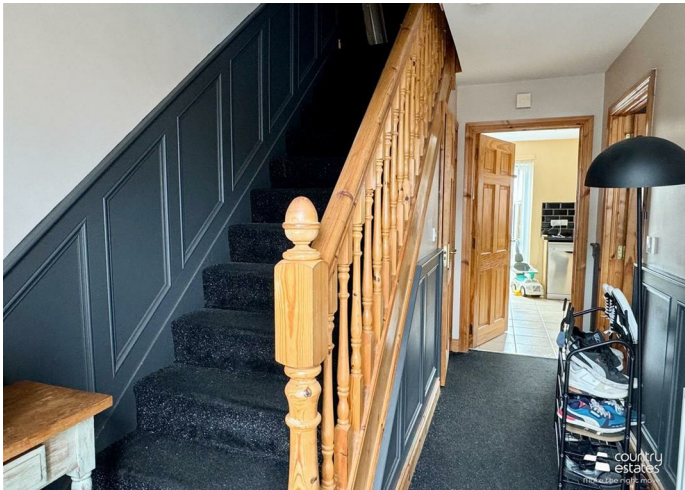
Well presented with feature half panelled painted walls.

FURNISHED CLOAKROOM

Comprising wash hand basin and low flush w.c.

LOUNGE 14'6" x 12'8"

Attractive Horseshoe style cast iron fireplace with painted wooden surround and slate hearth. Laminate strip flooring. Dual window aspect.



KITCHEN/ DINING ROOM 14'10" x 14'6"

Equipped with a range of high and low level units with contrasting work surfaces. Inlaid Stainless steel sink unit with swan neck mixer tap. Integrated oven with four ring hob and overhead extractor fan housed in stainless steel canopy. Plumbed for dish washer. Part tiled walls in metro brick style. Housing for free standing fridge/ freezer (not included). Part tiled floor. Twin PVC double glazed doors to garden.



UTILITY ROOM 11'3" x 5'5"

Matching range of low level cupboards. Single drainer stainless steel sink unit. Cupboard housing gas fired boiler. Extractor fan.

FIRST FLOOR

Cupboard for storage. Feature half panelled painted walls.

BEDROOM 1 12'5" x 9'2"

EN SUITE SHOWER ROOM

Comprising separate shower cubicle with thermostatically controlled shower fitting, low flush w.c and wash hand basin. Extractor fan.

BEDROOM 2 10'7" x 9'7"

Laminate wood strip flooring.



BEDROOM 3 10'5" x 9'5"

(at widest points) Laminate flooring.

FAMILY BATHROOM

White four piece suite comprising bath, wash hand basin, low flush w.c and separate shower cubicle with thermostatically controlled shower fitting. Extractor fan.



OUTSIDE

Parking forecourt to front. Private enclosed rear garden laid in lawn screened by perimeter fence.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.**



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

