

# 11 Mounthill Manor, Larne, BT40 3FB



- **Modern Semi Detached**
- **3 Bedrooms**
- **1+ Receptions**
- **Modern Fitted Kitchen With Casual Dining Aspect**
- **Modern En Suite Bathroom / Modern 4 Piece Family Bathroom**
- **Detached Garage With Private Driveway**
- **Private Enclosed Rear Garden / Select Cul De Sac Position**
- **Well Regarded Rural Countryside Location**
- **Oil Fired Central Heating/ PVC Double Glazing/ Utility Room/ Furnished Cloakroom**
- **Convenient to Toreagh Primary School And Within 10 Minute Drive To Larne Town Centre**

**PRICE Offers Over £159,950**

*Positioned within a popular unspoilt rural location within close proximity to the A8 Carriageway Larne, Ballyclare and Belfast are all within a comfortable commute. This well presented semi detached modern family home is a perfect property for first time buyers. Situated within a quiet cul de sac the property benefits from a well planned living layout incorporating 3 bedrooms, spacious lounge, kitchen with casual dining aspect, utility room and furnished cloakroom. On the first floor there are 3 bedrooms with a four piece family bathroom and the principal bedroom benefits from a modern ensuite. Externally there is a private driveway with detached garage and a well tended garden rear garden. An early viewing is advised.*

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**Glengormley**  
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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Tiled flooring extending into kitchen & utility room. Understairs storage cupboard.

#### LOUNGE 14'8" x 11'1"

Attractive horse shoe style cast iron open fireplace with painted wooden surround. Large picture style window. Quality Laminate flooring.



#### MODERN KITCHEN/ CASUAL DINING 12'4" x 12'2"

Equipped with a comprehensive range of high and low level modern fitted units with contrasting work surfaces. Inlaid single drainer sink unit with swan neck mixer tap. Integrated oven with four ring electric hob and overhead extractor fan housed in stainless steel canopy. Plumbed for dishwasher and housing for free standing fridge/freezer. Part tiled walls in metro style brick. Larder style storage cupboard.

#### UTILITY ROOM 8'11" x 5'4"

Low level range of modern units. Single bowl stainless steel sink unit. Plumbed for washing machine. External door to garden.

#### FURNISHED CLOAKROOM

Comprising button flush WC. Wall mounted ceramic hand wash basin with splashback tiling.



### FIRST FLOOR

#### BEDROOM 1 14'4" x 10'2"

(At widest point).

#### EN SUITE SHOWER ROOM

White suite comprising low flush w.c, semi pedestal wash hand basin with splashback tiling and monobloc tap and quarter rounded shower enclosure with thermostatically controlled shower. Tiled flooring.



**BEDROOM 2 10'4" x 8'4"**

Far reaching Countryside views.

**BEDROOM 3 9'9" x 9'4"**

Wood effect laminate flooring. Far reaching Countryside views



**MODERN FOUR PIECE FAMILY BATHROOM**

Comprising low flush w.c, semi pedestal hand wash basin with splashback tiling and monobloc tap. Bath with tiled surround and quarter rounded shower enclosure with thermostatically controlled shower.




**OUTSIDE**

Fully enclosed rear garden laid to lawn. Spacious driveway to front and rear of property. Front garden laid to lawn.

**DETACHED GARAGE 19'8" x 11'4"**

Electrics fitted. PVC Double glazed doors leading to garden.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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



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