



KNOCKDHU PARK, LARNE

£104,950

Excellently located three bed with a great size garden, this property will appeal to first time buyers, investors and down sizers alike. Minutes from shops, buses and easy walk to several schools - Knockdhu Park / Green Drive are always sought after and this is sitting perfectly between both.

Generously proportioned rooms
Two separate receptions
Three Good Double bedrooms
Family Bathroom
Large enclosed rear garden
New Garden Shed
Recently installed internal doors
Recent upgrades to some rads and thermostats
Dri master system fitted
A good solid house that has always been owner occupied through its lifetime
Early viewing recommended

Ground Floor

Entrance hall

Under stairs storage. Laminate wood flooring

Lounge

Lovely bright living room with laminate wood flooring and a modern electric fire inset

Kitchen

ready for modernisation, this space really does link the heart of the home opening on to both receptions and the rear garden

Dining / Family

A good size adaptable room, currently used as dining /office

FIRST FLOOR:

Landing

Bright spacious landing with lots of storage

Bedroom 1

Good Double

Bedroom 2

Good Double

Bedroom 3

Good Double

Bathroom

White suite with low flush WC, pedestal wash hand basin and panelled bath with electric shower over

Outside

Large enclosed rear garden

Paved patio area leading to a generous lawn

Mature plants, shrubs and trees

Recently purchased garden 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		
(81-91)	B		
(69-80)	C	72	72
(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.