

## 10 BAY ROAD MANOR LARNE BT40 1FG



Mid terrace town house

Two bedrooms

Fitted slide robes in bedroom two and built in wardrobe in bedroom one

12'6 x 11'8 lounge

Downstairs Wc with a white suite

Kitchen boasts an excellent range of Walnut style shaker units

Built in fridge freezer and stainless steel chimney style extractor fan

Bathroom with a white suite and part tiled walls

Upvc double glazing and gas heating system

Convenient to Larne town centre and seafront

Ideal first time buy or investment property

No ongoing chain, ideal as a first time buy or investment property.

### Offers Around £108,950

Tenure: Leasehold

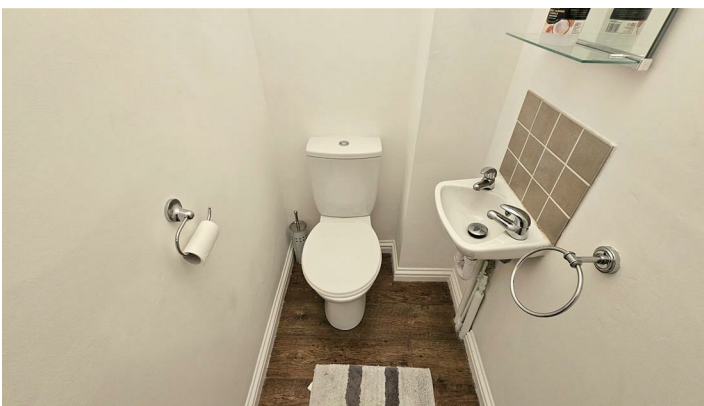
Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	75
(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	



**Entrance hall**

Radiator, laminate wood flooring, doors to.



**Downstairs Wc**

White suite comprising, low flush Wc, wash hand basin, laminate wood flooring.



**Lounge**

12'6 x 11'8

Double glazed window to rear aspect, radiator, laminate wood flooring.



**Kitchen**

12'8 x 8 r/t 5'9

Double glazed window to front aspect, range of high and low walnut style shaker units with roll edge worktops, inset stainless steel sink & drainer with mixer tap over, integrated fridge freezer & stainless steel chimney style extractor fan, radiator.

## Stairs and landing

Doors to.



### Bedroom one

12'6 x 11'2 r/t 6 x 10

Double glazed window to front aspect, built in wardrobe, radiator, laminate wood flooring.



### Bedroom two

12'6 x 11'2 r/t 6'10

Double glazed window to rear aspect, built in mirrored slide robes, radiator, laminate wood flooring.



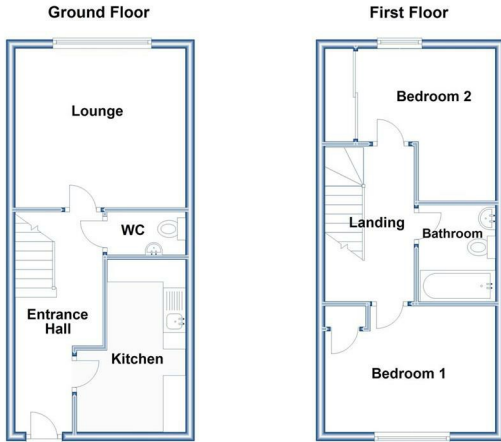
### Bathroom

White suite comprising, low flush Wc, pedestal sink & enclosed bath, partly tiled walls, radiator.

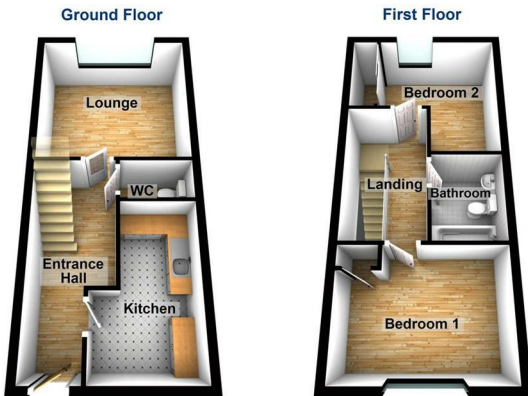
## Outside

At the front there is a landscaped courtyard and a communal car park.

**Floor plan**



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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