

ARDCLINIS GARDENS, LARNE OFFERS OVER £114,950

SSTC

This is a perfect first time buyer home. Modernised with new kitchen and bathroom. Feature flooring throughout. Freshly painted.

It's pretty much a turnkey. Will appeal to first time buyers and investors looking a good size property with the work all done

Beautifully presented
Lounge
Recently fitted Kitchen / dining
Three good bedrooms
Modern bathroom
Gas heating
PVC windows and doors
Finished to a high standard throughout
Enclosed front and rear gardens
Ample communal parking
Cul de sac location
Early viewing highly recommended

Heating: Gas Mains

Entrance hall

Feel the attention to detail the minute you walk in

Lounge

Lovely bright room into a Bay window. Laminate wood flooring and feature wall mounted electric fire

Kitchen

Wow - Recently fitted modern kitchen and open plan space to dine. Very tastefully presented with lots of storage and work top space.

FIRST FLOOR:

Bedroom 1

Great size room with storage cupboard

Bedroom 2

Another good double room

Bedroom 3

a spacious single room

Bathroom

Modern white suite comprising low flush WC, sink vanity unit, panelled bath and shower over. Part tiled walls. Chrome towel rail.

Outside

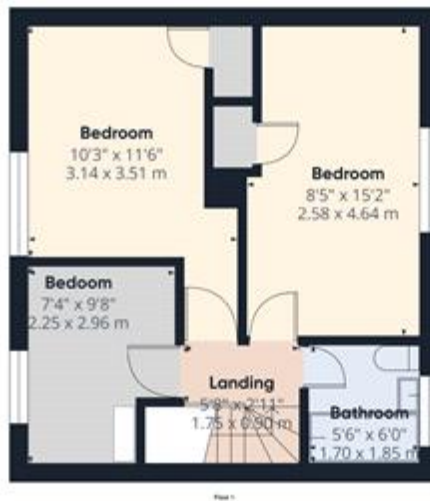
Fully enclosed front and rear gardens

Front is laid in attractive pebble with concrete path

Rear garden paved with a seating area laid in pebble. Spacious and low maintenance. Generous outbuilding/ store.

Ample communal parking





Approximate total area
100 sq ft
9.30 sq m

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in the floor plan. It is not intended to be
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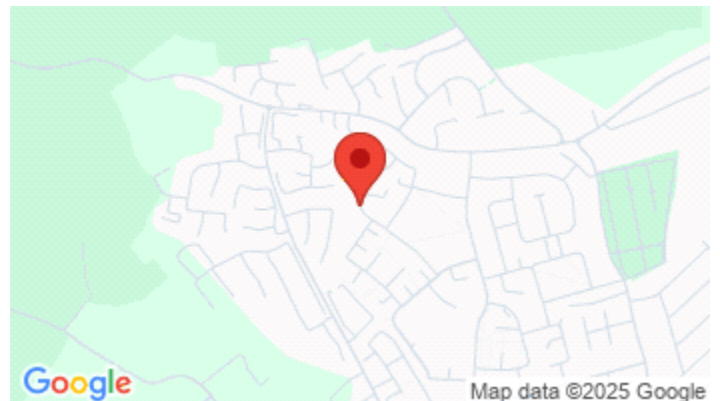
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		73	73
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/fixings 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.