



## WELLINGTON AVENUE, LARNE OFFERS OVER £149,950

If a plot/location says deceptive this is it - outstanding sea views and overlooking the Town Park combined with a very generous corner site. A beautifully presented three bedroom house in a popular residential area of Larne. Early viewing highly recommended.

End Terrace House  
Living Room  
Kitchen/Diner  
Utility Room  
Three Good Bedrooms  
Modern Family Bathroom  
Extensive gardens on a corner site  
Close to all local amenities  
Needs to be viewed to appreciate the property and situation on offer

Electricity supply: Mains  
Heating: Oil  
Water supply: Mains  
Sewerage: Mains

### **Entrance hall**

#### **Living room**

w: 4.14m x l: 3.01m (w: 13' 7" x l: 9' 11")

Beautiful bright living room with bay window.

#### **Kitchen/diner**

w: 5.77m x l: 2.64m (w: 18' 11" x l: 8' 8")

A good sized family kitchen/diner with a range of high and low level units. Five ring gas hob with stainless steel extractor fan and splash back. Ample space for dining table and sliding patio doors to garden.

#### **Utility**

w: 1.91m x l: 1.82m (w: 6' 3" x l: 6' )

Utility /rear hallway room with space for appliances and fridge freezer.

### **FIRST FLOOR:**

#### **Landing**

#### **Bedroom 1**

w: 4.2m x l: 3.01m (w: 13' 9" x l: 9' 11")

A good sized double room.

#### **Bedroom 2**

w: 3.53m x l: 2.97m (w: 11' 7" x l: 9' 9")

Double bedroom with built in storage

#### **Bedroom 3**

w: 2.74m x l: 2.61m (w: 9' x l: 8' 7")

Built in storage

#### **Bathroom**

w: 2.38m x l: 1.69m (w: 7' 10" x l: 5' 7")

Modern bathroom with white suite comprising of low flush w/c, wash hand basin with vanity unit, panelled bath with electric over shower and glass shower screen.

#### **Outside**

This is an extensive corner plot with space to the front, back and side area.

Its laid in lawn with feature tiered paving and patio areas.

Its elevated grounds afford sea views and an idyllic view over look into the green and landscaping of the town park leading to the promenade.

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.





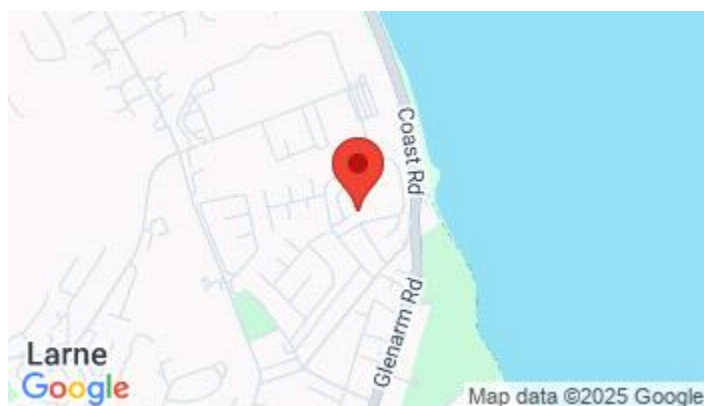






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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/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.