

## KNOCKDHU PARK, LARNE OFFERS OVER £129,950

Additional outside Cabana AND a garage make this beautifully presented house a total gem. A rare find in this residential area with the ability to drive in the garage and straight into your own back yard, with a dual roller door system. Driveway to front & internal finish make this a must see

Exceptionally presented End Terrace  
Good size Lounge  
Open plan Kitchen / dining with patio doors  
Three good Bedrooms  
Modern Bathroom  
Gas heating  
Fabulous outdoor space with patio paving  
Beautiful deck with cabana  
Large garage with Dual roller doors and utility area  
Close to shops, schools, bus stops and all local amenities  
Must be viewed

Parking options: Driveway, Garage  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains

### **Entrance hall**

Laminate wood flooring.

### **Living room**

w: 4.83m x l: 2.96m (w: 15' 10" x l: 9' 9")

Lovely room with large bright window. Feature fireplace with wood burning stove inset. Laminate wood flooring.

### **Kitchen**

w: 5.83m x l: 2.56m (w: 19' 2" x l: 8' 5")

Excellent range of high and low level units with additional units built in at dining area. Laminate work surfaces. Four ring hob and built in double under oven, Stainless steel extractor. Integrated dishwasher, space for fridge.

Ample dining space with sliding doors leading to outdoor covered deck / cabana providing excellent inside / outside living space. Tiled flooring. Recessed lighting.

### **Bedroom 1**

w: 3.94m x l: 2.59m (w: 12' 11" x l: 8' 6")

Built in storage. Laminate wood flooring.

### **Bedroom 2**

w: 2.96m x l: 2.96m (w: 9' 9" x l: 9' 9")

Built in storage. Laminate wood flooring

### **Bedroom 3**

w: 2.76m x l: 2.52m (w: 9' 1" x l: 8' 3")

Lovely room. Laminate wood flooring

### **Bathroom**

w: 1.82m x l: 1.7m (w: 6' x l: 5' 7")

Modern bathroom. White suite comprising low flush WC, wall mounted sink, panelled bath shower bath with electric shower over and glass screen. Part tiled walls/ splash-backs. Tile effect flooring

### **Outside**

Superb area developed and landscaped with care and attention to detail.

Leading from the Dining room there is a covered deck, with built up sides also, providing private and weather proof indoor / outdoor space for family dining and / or entertaining.

Remainder of garden is laid in concrete, pavior blocks and artificial lawn.

Garage - this is an extensive garage the width of the house plot.

A single PVC door opens to a lengthy utility space with ample units / storage, space for appliances and plumbed for utilities.

The main garage section is wide enough for parking. It uniquely has a dual roller door system meaning you can drive in from the front garage side and right though to the back paved area of the house.

It also currently is used for entertaining, opening on to the garden with a bar and projector screen fitted ( note these will not be staying )

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-) <b>A</b>	<b>71</b>	<b>71</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.