



## BAY ROAD MANOR, LARNE

### OIRO £149,950

Excellent modern semi in a fabulous location just minutes from Larne promenade, leisure centre and Larne harbour. Easy access to the A8 and train station. Close to school, shop and parks.

Well presented semi detached  
Lounge  
Generous Kitchen / dining  
Patio doors to rear garden  
Downstairs WC  
Three Good bedrooms  
Modern Bathroom  
PVC double glazing  
Gas heating  
Priced to sell

#### **Entrance hall**

Tiled flooring

#### **Lounge**

w: 5.15m x l: 3.49m (w: 16' 11" x l: 11' 5")

Lovely room with a Bay Window. Feature fireplace with wooden surround, black cast iron inset and tiled hearth

#### **Kitchen/diner**

w: 4.55m x l: 3.55m (w: 14' 11" x l: 11' 8")

Excellent range of high and low level units with laminate work surfaces. Four ring hob, built in under oven and extractor fan. Space for appliances. Dining area with ample space for table and patio doors to rear garden. Tiled flooring

#### **WC**

Downstairs WC with low flush WC and pedestal wash hand basin.

Tiled flooring.

#### **FIRST FLOOR:**

Landing. Storage cupboard. Access to attic.

#### **Bedroom 1**

w: 3.54m x l: 2.55m (w: 11' 7" x l: 8' 4")

#### **Bedroom 2**

w: 3.49m x l: 2.38m (w: 11' 5" x l: 7' 10")

#### **Bedroom 3**

w: 2.53m x l: 2.06m (w: 8' 4" x l: 6' 9")

#### **Bathroom**

White suite comprising low flush WC, pedestal wash hand basin and panelled bath. Shower head over bath.

Part tiled walls and splash back

#### **Outside**

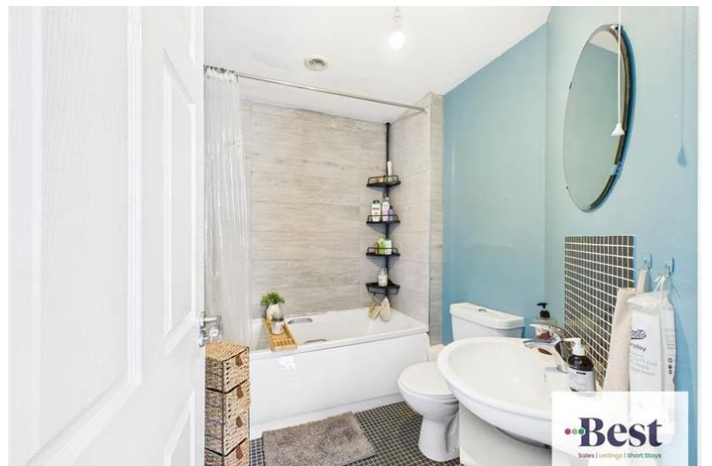
Attractive front pave and railings.

Good Driveway

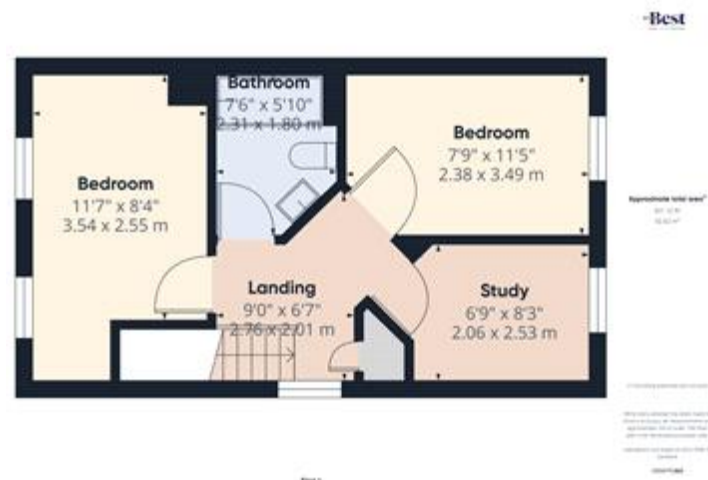
Enclosed rear sun trap garden laid in Lawn with paved sections.

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		76	76
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.