

## OAKDENE, LARNE

### OIRO £169,950

A well presented semi-detached family home with a garage.  
Situated in a popular residential area.

Semi-detached house  
Living/Dining Room  
Modern Kitchen  
Three Bedrooms, Master En-Suite  
Family Bathroom  
Floored Attic Space with Slingsby Ladder  
Detached Garage  
Enclosed Back Garden  
Off Street Parking  
Oil Heating  
Great family home.

Parking options: Driveway, Garage  
Garden details: Enclosed Garden, Private Garden  
Electricity supply: Mains  
Heating: Oil  
Water supply: Mains

### **Entrance hall**

Lovely bright entrance hall with laminate wood flooring.

### **Lounge/diner**

w: 3.87m x l: 8.47m (w: 12' 8" x l: 27' 9")

Generous living/dining room with laminate wood flooring. Feature fireplace with black tiled hearth and surround. Ample room for dining and patio doors leading to enclosed garden.

### **Kitchen**

w: 2.85m x l: 3.23m (w: 9' 4" x l: 10' 7")

Modern family kitchen with white gloss upper and lower level units. White and grey marble effect splash back. Four ring ceramic hob with electric under oven. Space for fridge freezer. Tiled flooring and back door leading to garden.

### **FIRST FLOOR:**

#### **Landing**

Bright space with built in storage cupboard and slingsby ladder to attic.  
Attic is fully floored with velux windows.

#### **Master bedroom**

w: 3.06m x l: 4.7m (w: 10' x l: 15' 5")

Good sized double room with built in mirrored wardrobes.

#### **En-suite**

w: 0.89m x l: 4.71m (w: 2' 11" x l: 15' 5")

White suite comprising of low flush w/c, pedestal wash hand basin. Shower cubicle with glass doors and mira electric shower. PVC panelling floor to ceiling with grey lino flooring. Black matt heated towel rail.

#### **Bedroom 2**

w: 3.51m x l: 3.63m (w: 11' 6" x l: 11' 11")

Good sized double bedroom.

#### **Bedroom 3**

w: 2.41m x l: 2.98m (w: 7' 11" x l: 9' 9")

#### **Bathroom**

w: 2.34m x l: 2.38m (w: 7' 8" x l: 7' 10")

family bathroom with white suite comprising of low flush w/c, pedestal wash hand basin and panelled bath. Thermostatically controlled over shower and glass shower screen. PVC panelling from floor to ceiling and grey lino flooring. Mirrored vanity wall unit.

#### **Outside**

Front garden with tarmac driveway leading to detached garage. Path and lawn area with mature shrubs.

Back garden is fully enclosed with patio and lawn areas.

#### **Garage**

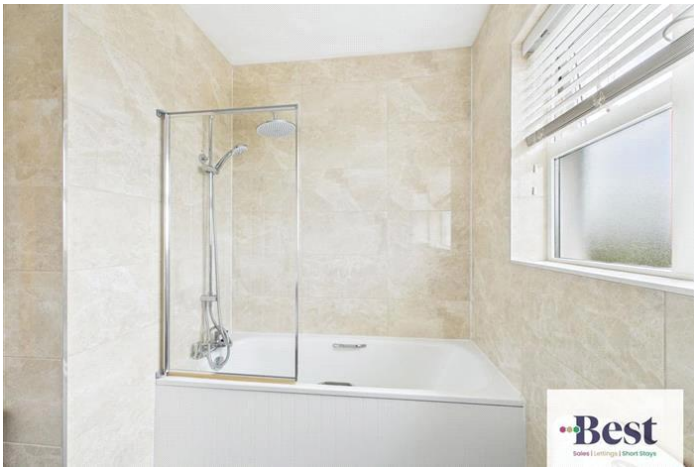
w: 1.47m x l: 5.54m (w: 4' 10" x l: 18' 2")

Garage with up and over roller door, electric and plumbed for washing machine.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	66
(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/fitings 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.