



## 15 LANSDOWNE CRESCENT OFFERS OVER £249,950

A very deceptively spacious detached bungalow in a much sought after area of Larne. Presented to a very high standard. This bungalow offers adaptable accommodation with four bedrooms and two receptions plus basement area and detached garage. It has benefitted from improvement and modernisation.

Detached bungalow in a much sought after area in Larne  
Generous Living room with dual aspect windows  
Dining room  
Modern kitchen with garden views  
Four bedrooms  
Family bathroom  
Basement area  
Detached Garage  
Beautiful mature and extensive gardens  
Off Street parking  
Prime location situated in a quiet cul de sac of the Main Coastal Route  
Minutes walk to Larne Town Centre  
Early viewing highly recommended

Parking options: Off Street  
Garden details: Private Garden

### **Entrance hall**

Wooden herringbone flooring.

### **Living room**

w: 4.63m x l: 4.24m (w: 15' 2" x l: 13' 11")

Generous bright living room with dual aspect windows. Feature fireplace with wooden surround, cream tiled hearth and electric fire insert.

### **Kitchen**

w: 3.61m x l: 3.03m (w: 11' 10" x l: 9' 11")

Excellent recently installed kitchen with a range of high and low level gloss units and laminate worktops. Integrated adaptable fridge freezer and dishwasher. Electric double oven with four ring glass hob and feature black splashback. Stainless steel extractor. Grey wood effect vinyl flooring. Recessed lighting and under unit lighting. Chrome heated towel rail. Views over the garden and door to the rear.

### **Dining**

w: 3.14m x l: 3.96m (w: 10' 4" x l: 13' )

Great sized family dining room

### **Bedroom 1**

w: 3.33m x l: 3.4m (w: 10' 11" x l: 11' 2")

Double bedroom with built in storage.

### **Bedroom 2**

w: 2.12m x l: 3.32m (w: 6' 11" x l: 10' 11")

### **Bedroom 3**

w: 3.31m x l: 3.64m (w: 10' 10" x l: 11' 11")

Double bedroom with built in mirrored slide robes.

### **Bedroom 4**

w: 3.04m x l: 2.95m (w: 10' x l: 9' 8")

Double bedroom with access to side and gardens.

### **Bathroom**

w: 2.34m x l: 2.43m (w: 7' 8" x l: 8' )

Modern recently installed white suite comprising of low flush WC, pedestal wash hand basin and panelled bath. Separate shower cubicle with electric shower and glass doors. Chrome heated towel rail. Grey wood effect partially tiled walls. Grey wood effect tiled flooring.

### **Room 1**

w: 3.62m x l: 3.04m (w: 11' 11" x l: 10' )

BASEMENT - Good storage area with WC and sink

### **Room 2**

w: 3.92m x l: 3.16m (w: 12' 10" x l: 10' 4")

BASEMENT - Storage area.

### **Garage**

w: 2.75m x l: 4.86m (w: 9' x l: 15' 11")

Electricity and lights. Housing oil boiler.

### **Front Garden**

Front garden is well maintained and stoned with driveway which has ample space for parking.

### **Garden**

Generous fully enclosed back garden laid to lawn. Mature shrubbery and paved stone patio area to make the most of the all day sunshine. Outside tap.

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	57	67
(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.