

## ARDCLINIS GARDENS, LARNE OFFERS OVER £114,950

This is a perfect first time buyer home. Modernised with new kitchen and bathroom. Feature flooring throughout. Freshly painted.

It's pretty much a turnkey. Will appeal to first time buyers and investors looking a good size property with the work all done

Beautifully presented  
Lounge  
Recently fitted Kitchen / dining  
Three good bedrooms  
Modern bathroom  
Gas heating  
PVC windows and doors  
Finished to a high standard throughout  
Enclosed front and rear gardens  
Ample communal parking  
Cul de sac location  
Early viewing highly recommended

Heating: Gas Mains

#### **Entrance hall**

Feel the attention to detail the minute you walk in

#### **Lounge**

Lovely bright room into a Bay window. Laminate wood flooring and feature wall mounted electric fire

#### **Kitchen**

Wow - Recently fitted modern kitchen and open plan space to dine. Very tastefully presented with lots of storage and work top space.

#### **FIRST FLOOR:**

##### **Bedroom 1**

Great size room with storage cupboard

##### **Bedroom 2**

Another good double room

##### **Bedroom 3**

a spacious single room

#### **Bathroom**

Modern white suite comprising low flush WC, sink vanity unit, panelled bath and shower over. Part tiled walls. Chrome towel rail.

#### **Outside**

Fully enclosed front and rear gardens

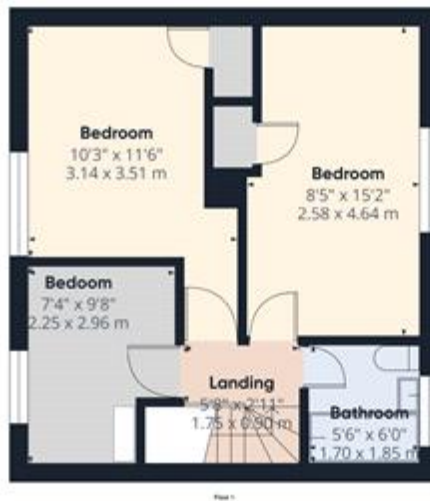
Front is laid in attractive pebble with concrete path

Rear garden paved with a seating area laid in pebble. Spacious and low maintenance. Generous outbuilding/ store.

Ample communal parking







Approximate total area  
10'3" x 15'9"  
3.13 x 4.82 m

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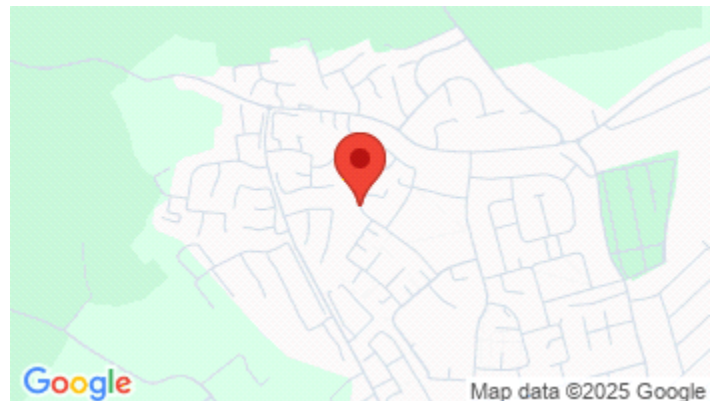
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient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