



## AILSAS GARDENS, LARNE

### OIRO £135,000

Excellent detached property, recently modernised. Two reception rooms, three bedrooms and exceptional space around it (which is very hard to find these days ! ). Located in a quiet cul de sac this also benefits in the upper rooms from countryside and sea views over the Brustin Braes and beyond.

Detached House  
Two reception rooms  
Fitted kitchen  
Three Bedrooms  
Bathroom  
Oil heating  
Lean to store  
Double corrugated outbuilding with light and power  
Quiet cul de sac location  
Ample parking  
very spacious grounds with countless options /possibilities

Garden details: Enclosed Garden, Front Garden, Rear Garden

### **Living room**

Such a welcoming lovely room to walk into. Beautiful doors. Space to fit multi fuel burner stove. Laminate wood flooring.  
Door to:

### **Family**

Second living / family room

### **Kitchen**

Galley kitchen with excellent range of high and low level units and great work surfaces. Space for utilities. Door to rear garden. Under stairs storage.

### **FIRST FLOOR:**

#### **Landing**

Access to attic

#### **Bedroom 1**

Double room

#### **Bedroom 2**

another double

#### **Bedroom 3**

good size single with room for units too

#### **Bathroom**

White suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over. Part tiled walls.

### **Outside**

This is where this property comes into its own.  
Not only is it detached but it has so much space around it both front and back.

Front - fully enclosed laid in extensive flower beds with concrete pathway.

Back - very generous space. Different areas. Fully enclosed paved / patio area to the side. Rear is concrete adaptable space with lots of options for use.

Double gates leading from cul de sac to allow rear enclosed off road parking.  
Double shed/ outbuilding with light and power.



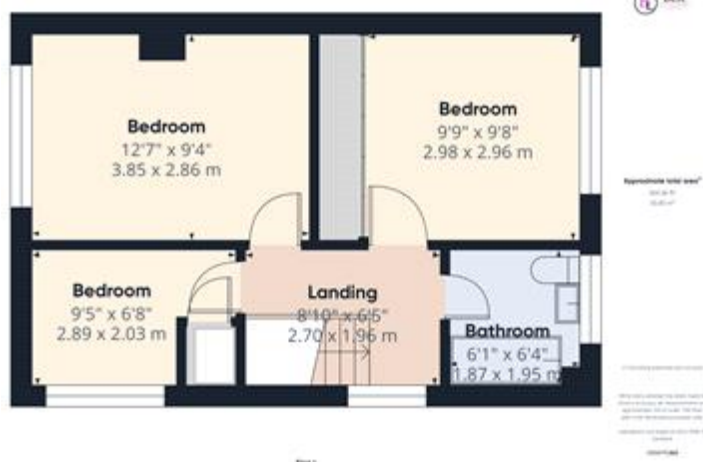






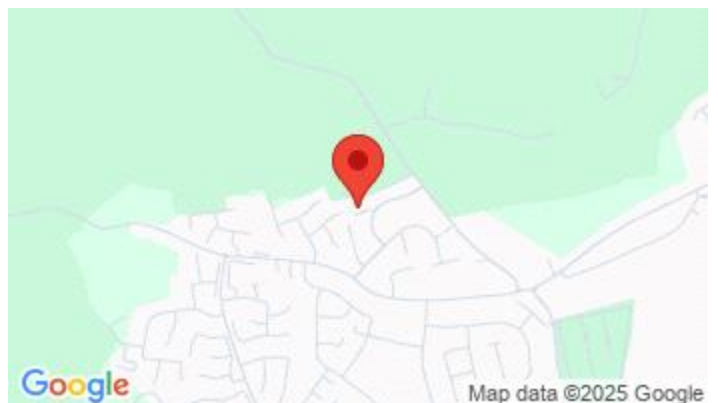






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		44	33
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</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.