



**Brian  
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.co.uk

**12 Mounthill Manor, Raloo, Larne, BT40 3FB**

**Price £99,950**

## FEATURES

- **CONTEMPORARY STYLE GROUND FLOOR APARTMENT**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **SEMI RURAL LOCATION**
- **SUPERB OPEN PLAN LOUNGE / KITCHEN AREA - TWIN PATIO DOORS**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **WHITE BATHROOM SUITE**
- **TWO BEDROOMS**
- **COMMUNAL GARDENS AND OFF STREET PARKING**
- **EXCELLENT STANDARD OF FINISH THROUGHOUT**
- **CHAIN FREE**

Located in an idyllic semi rural setting, yet only a short drive to the main A8, Larne to Belfast Road and providing easy access to most major towns including Larne, Carrickfergus and Ballyclare, this is an excellent opportunity for the discerning purchaser to acquire this modern ground floor apartment.

The property presently comprises of a superb open plan lounge/kitchen area, complete with twin patio doors, modern fitted kitchen incorporating integrated appliances, two bedrooms and bathroom with modern white suite.

Externally, the property benefits from communal gardens and off street parking.

Chain Free, viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

#### LOUNGE / KITCHEN: 21' 9" x 14' 3" (6.63m x 4.34m)

A spacious bright open plan room, with feature twin patio doors. Laminate wood flooring to the lounge/casual dining area.

Modern range of fitted upper and lower level units

incorporating integrated electric hob, oven and stainless steel extractor fan. Splash back wall tiling.

#### UTILITY ROOM:

Plumbed for automatic washing machine.

#### BEDROOM (1): 10' 6" x 8' 3" (3.2m x 2.51m)

#### BEDROOM (2): 7' 9" x 7' 3" (2.36m x 2.21m)

#### BATHROOM: 7' 3" x 6' 6" (2.21m x 1.98m)

Modern white suite incorporating push button W.C., wash hand basin and panelled bath with shower attachment.

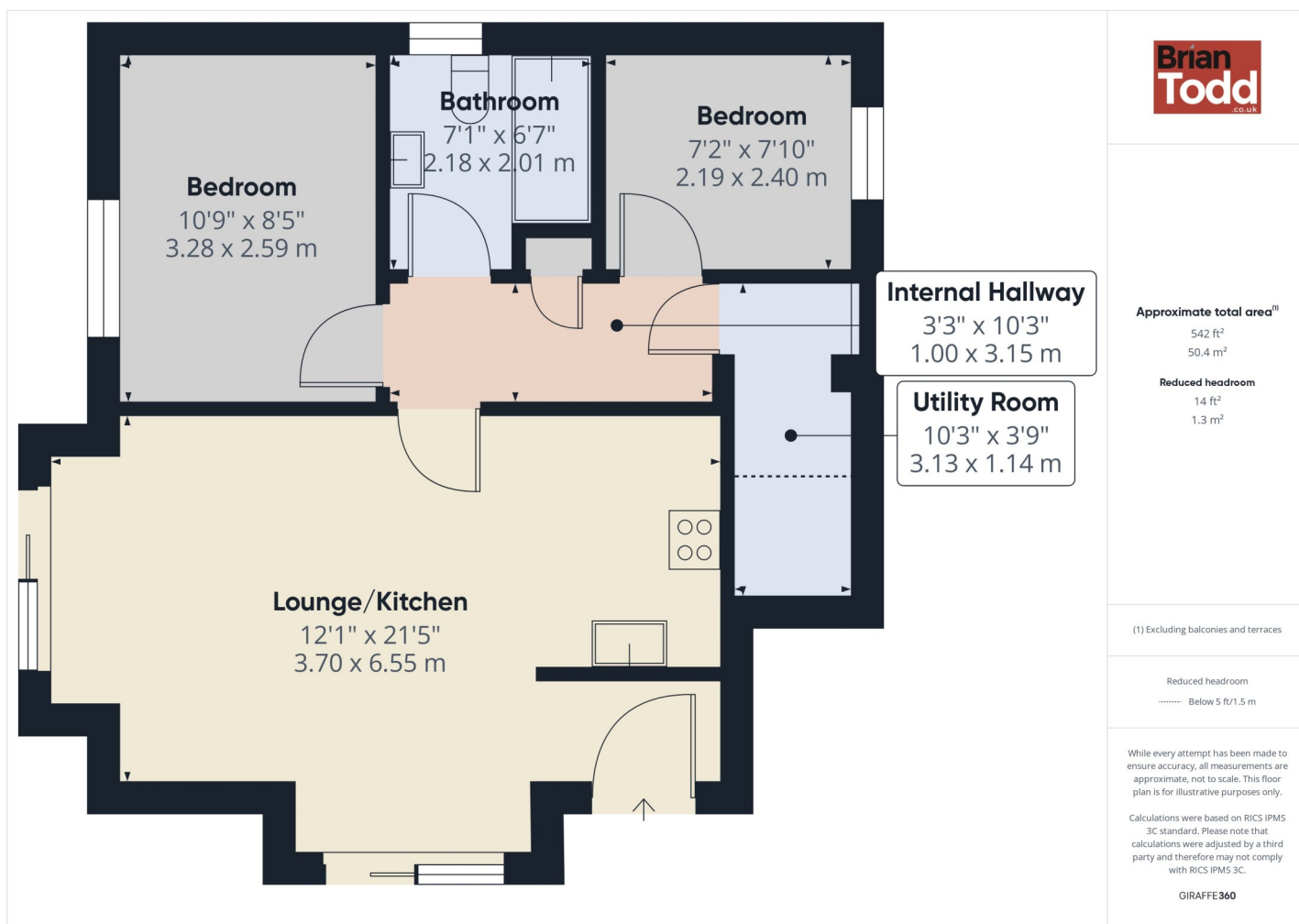
### Outside

#### GARDENS:

Communal gardens and off street parking.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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