

independent
homes



be a winner in wyncairn

12 wyncairn drive
larne

tel 028 28276060

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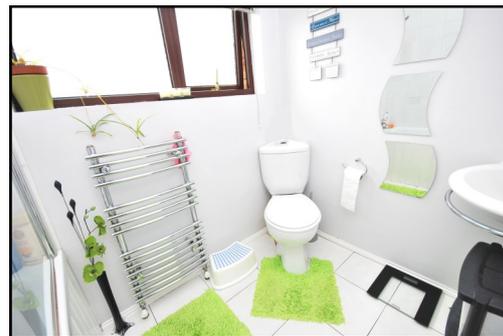


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		56
E	(39-54)		
F	(21-38)		
G	(1-20)	20	
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		42
F	(21-38)		
G	(1-20)	15	
Not environmentally friendly - higher CO ₂ emissions			

£119,950





You really will need to visit this property to appreciate how well presented it is
 This is an ideal family home finished to a high standard both inside and out.
 Ready for your family to move in to.

LOUNGE

Always popular open fire. Laminate flooring.

DINING

Laminate flooring. Door though to sun room.

SUN ROOM

Overlooking the deck, patio and barbeque area.
 Pretty and private rear garden. Perfect for entertaining.

KITCHEN

Cream units. Integrated oven and hob.
 White wall tiles completes the picture.

BEDROOM

Fitted storage.

BEDROOM

Fitted robes.

BEDROOM

BATHROOM

White suite with over bath shower.
 Complimenting wall and floor tiles.

Double glazed throughout

Oil fired central heating

Garage

Easily maintained gardens front and rear
 Short walk to shops and public transport.

I would recommend viewing soon. It is too good to miss.

17'0" x 13'9" (5.19m x 4.20m)

9'5" x 7'8" (2.87m x 2.33m)

11'7" x 8'8" (3.55m x 2.63m)

9'6" x 9'0" (2.90m x 2.74m)

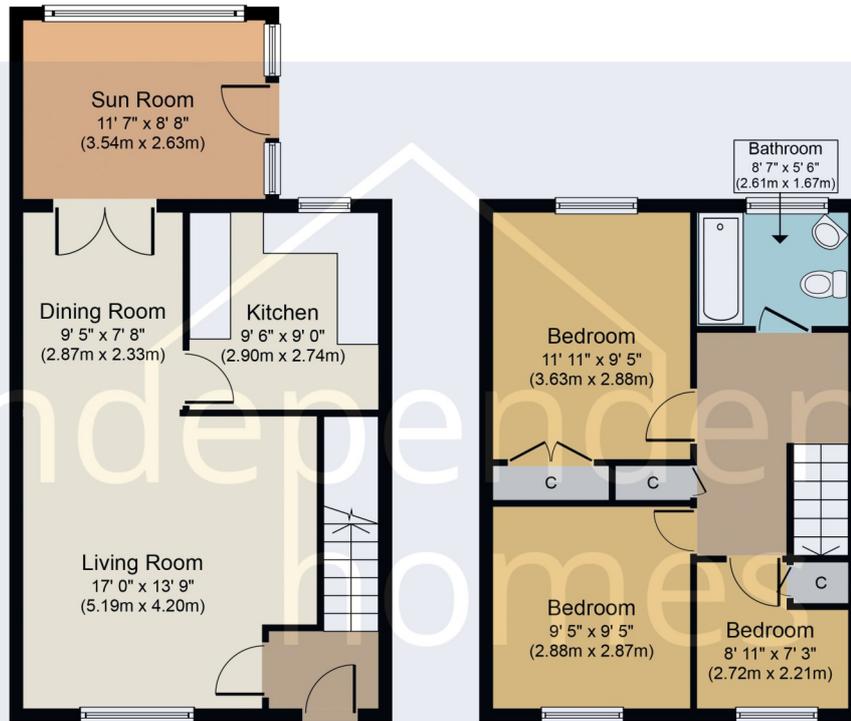
11'11" x 9'5" (3.63m x 2.88m)

9'5" x 9'5" (2.88m x 2.87m)

8'11" x 7'3" (2.72m x 2.21m)

8'7" x 5'6" (2.61m x 1.67m)

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Ground Floor
Approximate Floor Area
517 sq. ft.
(48.0 sq. m.)

First Floor
Approximate Floor Area
409 sq. ft.
(38.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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