

## 13 OLD MILL HEIGHTS LARNE BT40 2RS



Semi detached chalet style bungalow  
Flexible accommodation  
Three / four bedrooms or one / two reception rooms  
Master bedroom boasts fully tiled shower room  
Lounge incorporating cast iron multi fuel stove  
Kitchen diner with contemporary shaker style units & herringbone style flooring  
Built in stainless steel oven, hob and extractor  
Downstairs shower room with white suite  
Double glazed windows in upvc frames & Pvc fascias  
Oil fired heating system  
Detached garage and driveway  
Enclosed rear garden laid to patio with wired inset lighting on boundary walls  
Extensive use of oak flooring and internal oak doors  
Convenient to Larne and main A8 arterial road  
Excellent presentation throughout  
Suitable first, second time buy or downsize  
Viewing essential

### Offers Around £155,950

**Tenure: Leasehold**

**Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986**

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (12 plus) <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 |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |



### Entrance Hall

Double glazed door, solid wood flooring, door to living room



### Lounge

13'10 x 10'10

Double glazed window to front aspect, fireplace with inset cast iron fire, granite hearth, radiator, solid wood flooring, door to inner hallway, airing cupboard, radiator, doors to







### Kitchen

12'4 x 10'8

Double glazed window and door to rear aspect, range of shaker style high and low level units with contrasting worktops, inset sink and drainer with mixer tap over, built in stainless steel oven, ceramic cob with stainless steel chimney style extractor over



### Bedroom three

14'3 x 8'5

Double glazed window to front aspect, radiator, solid wood flooring



### Bedroom four/Dining room

8'11 x 8'5

Double glazed window to rear aspect, radiator, solid wood flooring



### Downstairs Bathroom

White suite comprising low flush WC, sink set on vanity unit with mixer tap over, shower cubicle with shower over, chrome heated towel rail, fully tiled walls, ceramic tiled floor

### Stairs and landing

Doors leading to



### Bedroom one

11'8 x 8'11

Velux window to rear aspect, radiator, solid wood flooring. door leading to en suite



### En Suite

Double glazed window to side aspect, white suite comprising low flush WC, wash hand basin set on granite shelf, shower cubicle with shower over, fully tiled walls, tiled flooring



### Bedroom two

11'9 x 8'3

Velux window to rear aspect, radiator, solid wood flooring

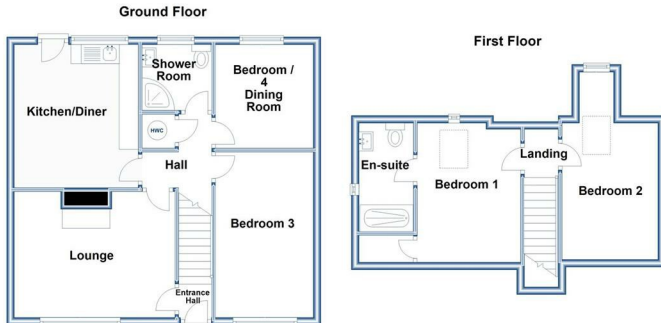


### Garden and Grounds

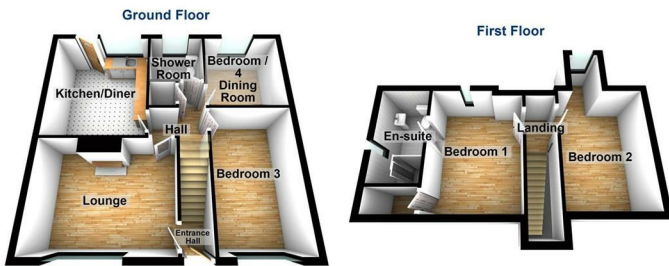
At the rear of the property there is a fully enclosed garden laid to patio. whilst at the front there is a garden laid to lawn and a driveway leading to a detached garage with up and over door, power and light.



## Floor Plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.



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Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 17959875**









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