

# 13 Garron Crescent, Larne, BT40 2AT



- Semi Detached
- 3 Bedrooms
- 1+ Receptions
- Open Plan Kitchen With Dining Aspect
- Shaker Kitchen In Oxford Blue Finish
- Extensive Private Garden To Rear
- Detached Garage With Private Driveway
- Excellent First Time Buy
- PVC Double Glazed Windows
- Oil Fired Central Heating

**PRICE Offers Over £119,950**

*Positioned with a popular residential location this three bedroom semi detached is a perfect purchase for first time buyers and downsizers alike. Enjoying an extensive mature rear garden and a detached garage with private driveway the property also benefits from PVC double glazing and oil fired central heating. With a high level of interest expected an early viewing is recommended.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

PVC front door into:-

#### ENTRANCE HALL

Understairs storage cupboard.

#### LOUNGE 14'4" x 11'9"

Attractive tiled fireplace with painted wooden surround. Open plan through to:-

#### OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 21'6" x 10'7"

Equipped with a range of high and low lever shaker style fitted units in Oxford blue finish with contrasting hardwood work surfaces. Integrated eye level oven with separate 4 ring hob and overhead extractor fan housed in colour coded canopy. Single drainer sink unit with swan neck mixer tap. Plumbed for washing machine. Fixed raised breakfast bar for casual dining.

### FIRST FLOOR

#### BEDROOM 1 14'6" x 8'9"

Laminate plank flooring. Views over gardens.

#### BEDROOM 2 10'6" x 9'3"

Laminate flooring.

#### BEDROOM 3 12'0" x 10'6"

At max. Presently used as home office.

#### FAMILY BATHROOM

Comprising pedestal wash hand basin, panelled bath with telephone shower attachment and low flush w.c.

### OUTSIDE

Hardlandscaped garden to front finished in pink stones.

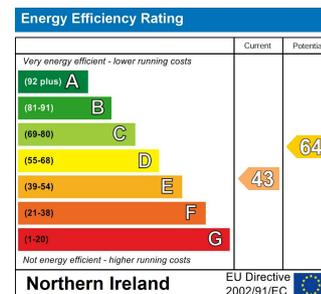
Private driveway to front for off street parking with ample parking for a number of vehicles leading to Detached garage.

Extensive private garden to rear in lawn screened by perimeter fence and mature hedgerow.

Open covered pergola perfect for summer evenings.

#### DETACHED GARAGE 21'7" x 10'8"

Up and over door. Power and light.



### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.