



## 9 Beech Hill

Larne, BT40 2FQ

Offers Around £179,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC front door with fan light over. Stairwell to first floor. Tiled floor.

#### LOUNGE

15'0 x 11'4 (4.57m x 3.45m)

widest points. Focal point multi-fuel stove in Inglenook style recess on slate hearth. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA

18'6 x 11'8 (5.64m x 3.56m)

Modern fitted kitchen with high and low level storage units and contrasting work surfaces. Stainless steel 1.5 bowl sink unit. Integrated fridge freezer, dish washer, oven and 4 ring gas hob with stainless steel extractor canopy over. Gas fired central heating boiler (housed). PVC double glazed French doors to back garden. Part tiled walls and tiled floor.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to partially floored roof space via slingsby style ladder.

#### PRINCIPAL BEDROOM

11'9 x 10'11 (3.58m x 3.33m)

widest points.

### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, semi-pedestal wash hand basin and WC. Fully tiled walls to shower and tiled floor.

#### BEDROOM 2

11'8 x 10'1 (3.56m x 3.07m)

Wood laminate floor covering.

#### BEDROOM 3

7'3 x 7'2 (2.21m x 2.18m)

Wood laminate floor covering.

### FAMILY BATHROOM

Modern fitted four piece suite comprising corner panelled bath, shower cubicle with mains shower over, semi-pedestal wash hand basin and WC. Part tiled walls and tiled floor.

### EXTERNAL

Low maintenance front garden in decorative stone. Private driveway in tarmac.

Low maintenance, south facing rear garden in patio area, decorative stone and elevated flower beds. Outside tap and lighting.

### GARDEN ROOM

11'7 x 9'6 (3.53m x 2.90m)

Power, lighting and internet connection. PVC double glazing.

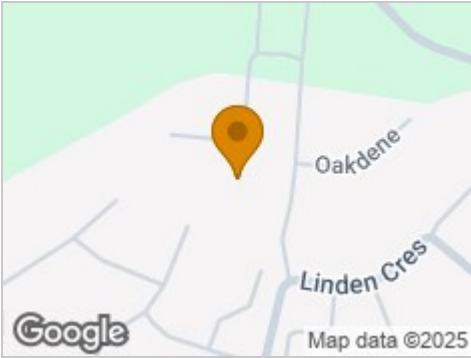
Tel: 02825655733



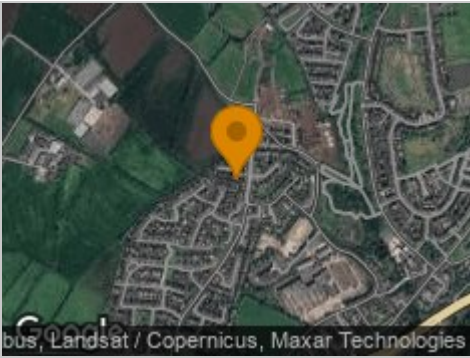




Road Map



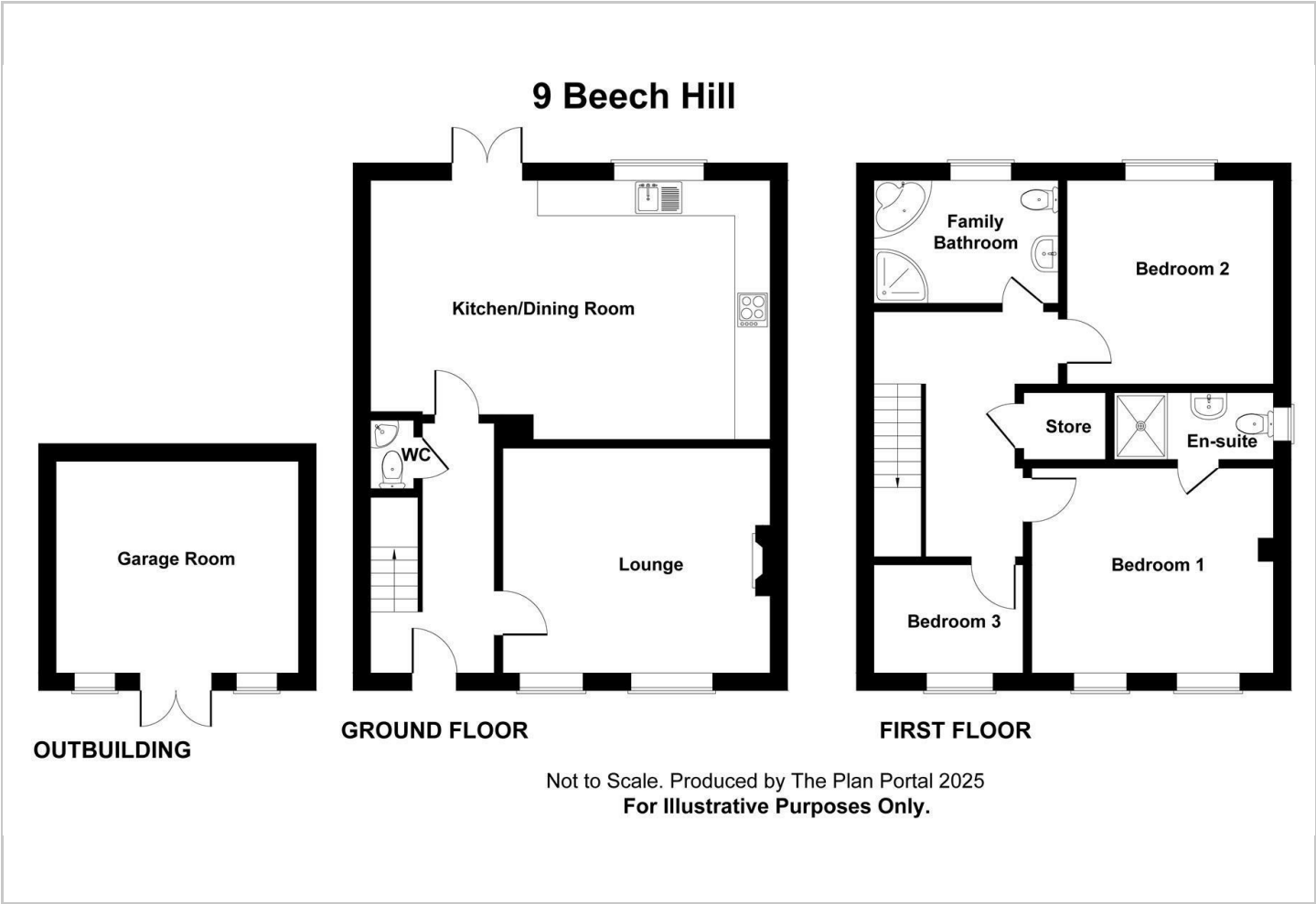
Hybrid Map



Terrain Map



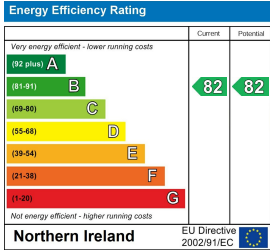
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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