



## KILN COURT, LARNE

### OIRO £145,000

Another great listing in a popular location. Three Bed Mid Terrace in Kiln Court with an ensuite and downstairs WC. Very attractive first time buyer property which has been well maintained throughout.

Well presented Mid Terrace  
Spacious Lounge  
Open plan Kitchen / Dining with French doors  
Downstairs WC  
Three good size bedrooms  
Master ensuite  
Family bathroom with separate shower  
Driveway parking to front  
Attractive enclosed rear garden  
Gas heating  
Excellent location close to schools and walking distance to Town Centre  
Priced to sell.

Parking options: Driveway  
Garden details: Private Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains

### **Entrance hall**

Welcoming entrance hall with tiled flooring

### **Living room**

w: 4.18m x l: 4.56m (w: 13' 9" x l: 15' )

Very spacious and bright family lounge. Finished with wood-effect flooring and centred around a feature fireplace. Double doors offer direct access to the kitchen and open-plan dining area. Staircase leading to the first floor.

### **Kitchen**

w: 4.83m x l: 3.29m (w: 15' 10" x l: 10' 10")

Generous open plan kitchen and dining area with an excellent range of high and low level units, stainless steel gas hob, built in under oven and extractor, and space for free-standing appliances. Tiled flooring throughout, with French doors opening out to the private rear garden, allowing plenty of natural light and a great flow for entertaining or family use.

### **WC**

w: 1m x l: 2.46m (w: 3' 3" x l: 8' 1")

Ground floor WC with white two-piece suite, tiled splashback and flooring with modern finish.

### **FIRST FLOOR:**

#### **Landing**

w: 2m x l: 3.7m (w: 6' 7" x l: 12' 2")

Bright first floor landing with loft access and storage

#### **Bedroom 1**

w: 2.69m x l: 3.68m (w: 8' 10" x l: 12' 1")

Large bright master bedroom with dual windows . Wood-effect flooring.

#### **En-suite**

w: 2m x l: 1.77m (w: 6' 7" x l: 5' 10")

#### **Bedroom 2**

w: 2.39m x l: 3.68m (w: 7' 10" x l: 12' 1")

Well proportioned double bedroom

#### **Bedroom 3**

w: 2.32m x l: 2.56m (w: 7' 7" x l: 8' 5")

Good sized third bedroom. Wood effect flooring

### **Bathroom**

w: 2m x l: 2.6m (w: 6' 7" x l: 8' 6")

Bright and modern family bathroom with white four-piece suite comprising bath, corner shower enclosure, pedestal sink, and WC. Mosaic tile effect flooring and a feature tiled wall

### **Outside**

Fully enclosed rear garden with patio area ideal for outdoor seating and dining. Finished in low-maintenance decorative stone. Rear access via French doors from the kitchen.

The front of the property offers a private driveway with parking.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.









