



## BAY ROAD MANOR, LARNE OFFERS OVER £149,950

Excellent modern semi in a fabulous location just minutes from Larne promenade, leisure centre and Larne harbour. Easy access to the A8 and train station. Close to school, shop and parks.

Well presented semi detached on a larger than average site for this development

Lounge with Fireplace  
Generous Kitchen / dining  
Patio doors to a good size rear garden  
Downstairs WC  
Three Good bedrooms  
Modern Bathroom  
PVC double glazing  
Gas heating  
Priced to sell

Parking options: Driveway  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains

### **Entrance hall**

w: 1.06m x l: 1.78m (w: 3' 6" x l: 5' 10")  
Wood effect flooring

### **Living room**

w: 3.53m x l: 5.24m (w: 11' 7" x l: 17' 2")  
Spacious reception room into attractive bay windows providing excellent natural light. Feature fireplace with White wooden surround, black inset and hearth. Wood effect flooring.  
Opening to ;

### **Kitchen/diner**

w: 3.51m x l: 4.54m (w: 11' 6" x l: 14' 11")  
Generous Kitchen Diner with french doors opening to rear garden.  
Excellent range of high and low level units and laminate work surfaces. Gas Hob, built in under oven, Stainless steel extractor fan. Integrated fridge freezer, and space for washer / dryer.  
Tiled flooring.

### **WC**

w: 0.9m x l: 2.71m (w: 2' 11" x l: 8' 11")  
Ground floor WC - White suite comprising of low flush wc and corner pedestal sink.

### **Landing**

w: 2.88m x l: 2.06m (w: 9' 5" x l: 6' 9")  
access to attic. Storage.

### **Bedroom 1**

w: 2.56m x l: 4.56m (w: 8' 5" x l: 15' )

### **Bedroom 2**

w: 2.35m x l: 3.57m (w: 7' 9" x l: 11' 9")  
wood effect laminate flooring

### **Bedroom 3**

w: 2.1m x l: 3.2m (w: 6' 11" x l: 10' 6")  
wood effect laminate flooring

### **Bathroom**

w: 2.36m x l: 1.78m (w: 7' 9" x l: 5' 10")  
White suite comprising low flush WC, pedestal wash hand basin, panelled bath with thermostatic shower head over and glass screen. tiled splashback. tiled walls in bath / shower area and tiled flooring.

### **Outside**

Front: Off-street parking via a private tarmac driveway to the side of the property

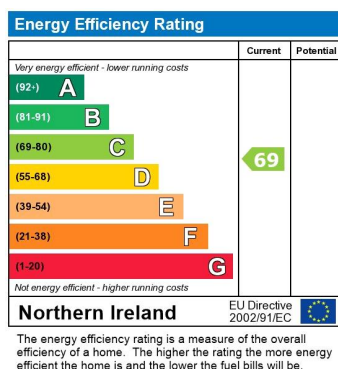
Rear Garden: Generously sized and fully enclosed, laid in lawn with a paved patio area and mature tree. Gated access to the side and rear,

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.









Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.