



12 Greenland Grove, Larne, BT40 1DP

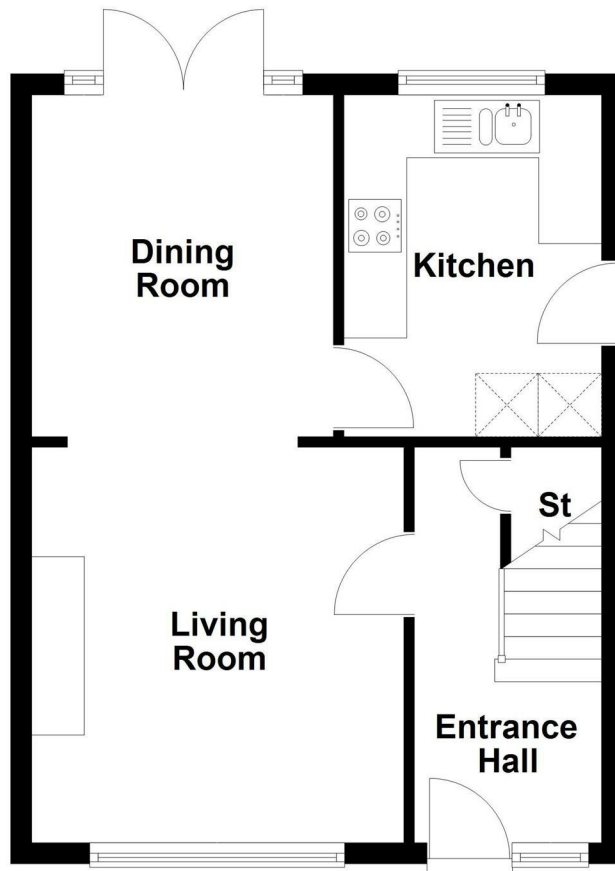
- Semi Detached Home
- Modern Fitted Kitchen
- Oil Heating
- Private Driveway
- Convenient Location
- Three Bedroom; Two Reception
- Bathroom; White Suite
- PVC Double Glazing
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £154,950

EPC Rating E



## Ground Floor



Grove, Larne

## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Access to under stairs store. Glass panelled door leading to:

#### LOUNGE 12'7" x 11'7"

Focal point, cast iron fireplace with tiled hearth. Picture window to front elevation. Tiled floor. Open arch leading to:

#### DINING ROOM 10'9" x 9'4"

Tiled floor. PVC double glazed French doors leading to rear garden.



## **KITCHEN 10'7" x 8'0"**

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. PVC double glazed door leading to driveway and garden.

## **FIRST FLOOR**

### **LANDING**

Wood laminate floor covering. Access to roof space.

### **BEDROOM 1 13'4" x 10'0"**

Wall to wall fitted wardrobes in mirror panelled sliding doors.

### **BEDROOM 2 11'7" x 9'10" (wps)**

Wood laminate floor covering.

### **BEDROOM 3 8'9" x 10'10" (wps)**

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Part tiling to walls. Tiled floor. Access to shelved hot press.

### **EXTERNAL**

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

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden finished in decorative stone and paved patio area.

Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.





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**Well presented, three bedroom/two reception, semi detached home situated within a cul-de-sac development off Old Glenarm Road, Larne.**

**The property comprises entrance hall, lounge, dining room, modern fitted kitchen, three well-proportioned bedrooms, and bathroom, with white, three piece suite.**

**Externally, the property enjoys generous sized private driveway, extending to rear, and low maintenance gardens.**

**Other attributes include oil heating, PVC double glazing, and convenient location.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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