



## 15 MOUNTHILL MANOR

Raloo Larne BT40 3FB

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>			
(55-68) <b>D</b>		62	64
(39-54) <b>E</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	

**Offers Around £118,950**

# 15 Mounthill Manor

## Raloo, Larne, BT40 3FB



This first floor maisonette-style apartment offers well-presented and thoughtfully designed accommodation in a semi-rural setting, while remaining conveniently located just 1.6 miles from the A8 main arterial route to Belfast and within easy reach of Larne at approximately 3.75 miles and Carrickfergus at approximately 6.75 miles. The property comprises two bedrooms, including a master with fitted mirrored slide robes, and centres around a spacious 21'10 lounge which flows seamlessly into a contemporary kitchen, creating an open and practical living environment. The lounge is enhanced by two sets of sliding doors opening to Juliet-style balconies, allowing for excellent natural light and taking full advantage of views across open farmland. The kitchen is fitted with modern white handleless units, a breakfast bar and a range of built-in appliances including a stainless steel oven, microwave, chimney style extractor and fridge freezer, while the bathroom is finished with a white suite, complemented by a contemporary black framed shower screen and matching drencher shower. Further benefits include double glazed PVC windows, a gas heating system and access to a loft space for additional storage. Externally, there is a garden laid to lawn along with off-road parking. Combining a semi-rural yet accessible location with well-proportioned accommodation, this property is likely to appeal to

first-time buyers, investors or those looking to downsize, and viewing is recommended.

### Entrance hall

Double glazed window to side aspect, stairs to accommodation

### Hall

Double glazed window to side aspect, access to loft, storage cupboard, radiator, doors to

### Lounge/kitchen

21'10 x 12'6 (6.65m x 3.81m )

Two sets of double glazed sliding doors leading to separate Juliet style balconies to front & side aspect, double glazed window to front aspect, door to storage cupboard incorporating gas boiler & plumbed for washing machine, radiator, laminate wood flooring, open plan to kitchen

### Kitchen area

Range of high & low level contemporary white handleless units with wood effect worktops & matching upstand, breakfast bar, inset stainless steel sink & drainer with mixer tap over, built in stainless steel over, microwave, 4 ring hob, stainless steel chimney style extractor, integrated fridge & freezer, feature floor level lighting, laminate wood floor

### Bedroom one

10'9 x 8'5 (3.28m x 2.57m)

Double glazed window to side aspect, built in mirrored slide robes, radiator

### Bedroom two

7'10 x 7'1 (2.39m x 2.16m)

Double glazed window to side aspect, radiator

### Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, floating sink, enclosed bath with contemporary black framed shower screen & matching drencher shower, chrome heated towel reel, fully tiled walls & floor

### Outside

Enclosed garden laid to lawn, off road parking facilities

### Floor plan

THINKING OF SELLING ?

ALL TYPES OF PROPERTIES REQUIRED

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## Directions



# Floor Plan

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