COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

21 Lindara Park, Larne, BT40 2GD

- Semi Detached Home
- Generous Sized Lounge
- Family Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Gardens Front And Rear
- Three Bedrooms; Principal With En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private Driveway Area
- Convenient Location

Offers Over £139,950

EPC Rating C

21 Lindara Park, Larne, BT40 2GD

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door. Tiled floor. Stairwell leading to first floor.

LOUNGE 19'7" x 11'11"

Open fire in cast iron fireplace with timber surround and slate tile hearth. Dual aspect windows. Wood strip flooring.

KITCHEN WITH INFORMAL DINING AREA 13'8" x 11'9" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with matching draining bay. Integrated four ring hob with stainless steel, pyramid style extractor canopy over. Integrated under counter oven. Space for fridge freezer. Splashback tiling to work surface areas. Tiled floor. Dual aspect windows. PVC double glazed French doors leading to rear garden.

[redacted]

[redacted]

UTILITY ROOM 10'1" x 5'3"

Range of high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with matching draining bay and swan neck mixer tap. Plumbed for automatic washing machine. Space for tumble dryer. Space for under counter appliance. Gas fired central heating boiler (housed within matching unit). Splashback tiling to work surface area. Tiled floor. Hardwood, double glazed rear door.

FURNISHED CLOAKROOM 5'5" x 4'10"

White two piece suite comprising corner wash hand basin and WC. Splash back tiling to sink. Tiled floor. Access to under stairs store with tiled floor.

FIRST FLOOR

LANDING

Access to roof space. Access to built in shelved store.

PRINCIPAL BEDROOM 11'11" x 9'1"

Dual aspect windows.

FULLY TILED EN SUITE SHOWER ROOM 6'9" x 5'3"

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit.

BEDROOM 2 12'9" x 8'2"

Dual aspect windows.

BEDROOM 3 10'0" x 8'1"

FAMILY BATHROOM 8'1" x 6'5"

White four piece suite comprising panelled bath, fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Tiled splashback to bath and sink. Tiled floor.

EXTERNAL

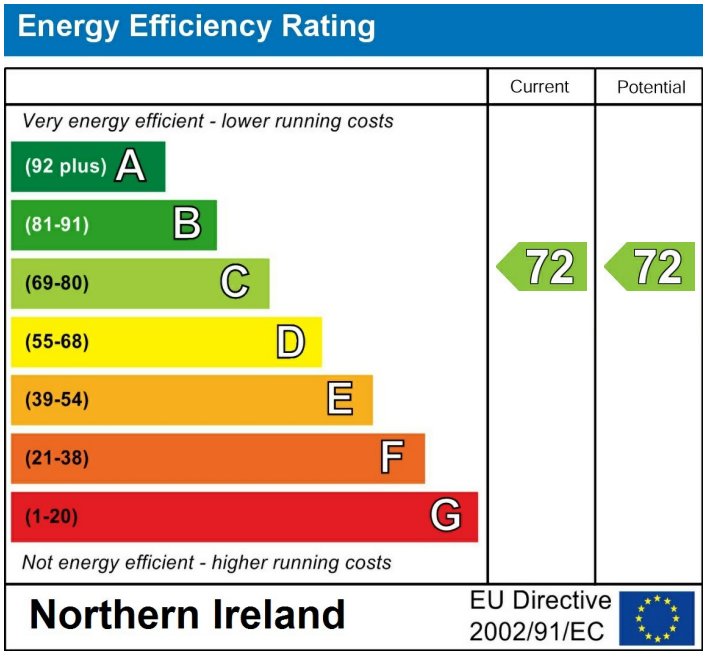
Front garden finished in lawn and decorative stone.
Private driveway area finished in decorative stone.
Rear garden finished in lawn and decorative stone.
PVC soffits, fascia and rainwater goods.
External lighting.
Outside taps.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

[redacted]

Immaculately presented, three bedroom, semi detached home, occupying an end of cul de sac position conveniently located within the popular Lindara development, Linn Road, Larne. The property comprises entrance hall, generous sized lounge with dual aspect windows, modern fitted kitchen with informal dining area, separate utility room, furnished cloakroom, three well proportioned bedrooms, to include principal bedroom with en suite shower room, and family bathroom with white four piece suite. Externally, the property enjoys private driveway area finished in decorative stone, and gardens front and rear finished in lawn and decorative stone. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE We invest in people Gold
PRS Property Redress Scheme
Proudly sponsoring Northern Ireland Children's Hospice
Awards
Belfast Telegraph PROPERTY AWARDS 2018
Belfast Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
WE ARE MACMILLAN. CANCER SUPPORT