



SHANLEA DRIVE, LARNE OFFERS OVER £77,500

SSTC

Priced to attract buyers this ground floor apartment in a good neighbourhood, really shouldn't be missed. Finished to a high standard, its ready to move in. Location, gardens and amenities make this very desirable investment, first time purchase or retirement. Viewing essential

Well presented ground floor apartment with generous rooms
Lounge
kitchen
Two bedrooms
White modern bathroom suite
Great rear garden
Combi gas Heating
PVC double glazing
Recently decorated and high fibre broadband installed
Minutes to school, bus stops and shops

Entrance hall

Built in storage

Lounge

Laminate wood flooring. Wall mounted electric fire

Kitchen

Good range of high and low level units. Space for appliances and plumbed for utilities. Ample room for table. Door to rear garden

Bedroom 1

Built in storage

Bedroom 2

Laminate wood flooring. Another good size room

Bathroom

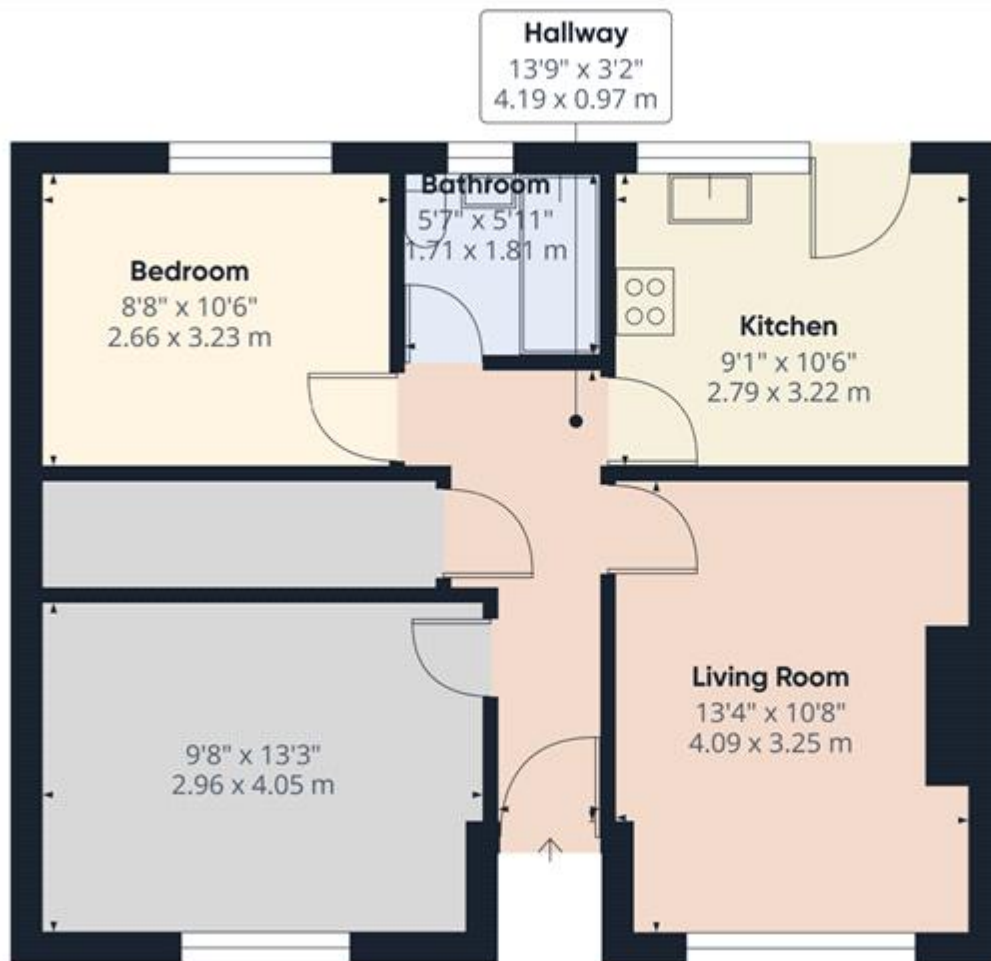
White suite comprising low flush WC, Vanity sink unit, panelled bath with thermostatically controlled telephone shower head

Outside

This makes this apartment shine. Great garden - paved patio with seating space leading to a length well maintained lawn. Coal and store shed both have electric. Bordered by plants and shrubs this feels private, mature and peaceful.

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.





Best

Approximate total area*
591 ft²
54.9 m²

(*) Excluding balconies and terraces

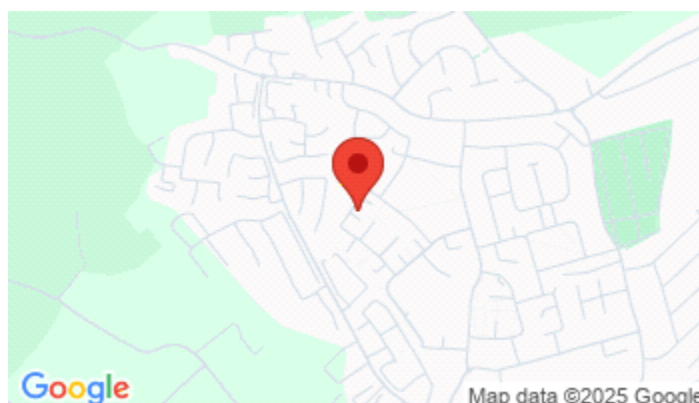
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

CIRAFÉ 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.