

CORRAN MEWS, LARNE OFFERS OVER £99,950

Extremely well presented two-bedroom apartment offering a spacious open plan kitchen/living area with bay window, two bedrooms, and a modern bathroom. This is a convenient location minutes to Larne Town Centre, Train station, Leisure centre and harbour area. Early viewing strongly recommended

Spacious Second Floor Apartment
Open plan kitchen/living area with bay window
Kitchen with integrated appliances
Modern bathroom
Gas mains heating
White double glazed PVC windows throughout
Residents parking
Great location and immaculately presented throughout

Parking options: Residents

Ground Floor

Neat communal hallway with stairs leading to the first and second floors

SECOND FLOOR:

Entrance hall

Storage cupboard with gas boiler

Kitchen / Dining / Living

w: 5.78m x l: 4.45m (w: 19' x l: 14' 7")

Large open plan room with Bay Window. Kitchen includes a excellent range of high and low units, featuring an integrated oven, gas hob, extractor fan, integrated fridge/ freezer and washing machine. Tiled flooring.
Bright well maintained living space.

Bedroom 1

w: 3.32m x l: 3.31m (w: 10' 11" x l: 10' 10")

Bedroom 2

w: 3.32m x l: 2.52m (w: 10' 11" x l: 8' 3")

Bathroom

w: 2.06m x l: 2m (w: 6' 9" x l: 6' 7")

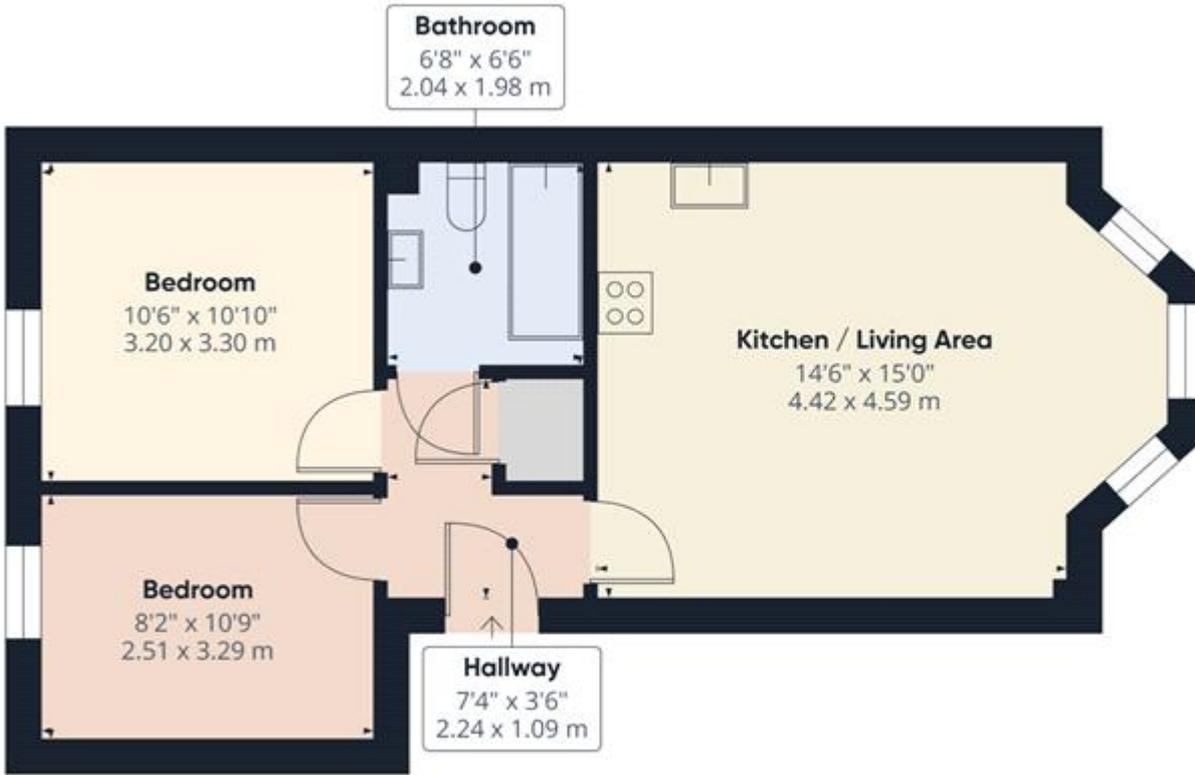
Modern white suite comprising low flush WC, wall mounted sink, panelled bath with bar mixer shower and glass screen. Tiled walls with decorative feature tiling, and tiled flooring.

Outside

Award winning landscaped grounds which are well maintained and provide lovely communal areas. Ample parking for residents and guests. Minutes walk to Town centre and all local amenities.

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.





Approximate total area⁽¹⁾
539 ft²
50.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS SPH5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

CIRAFFE 360

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-) | A | | |
| (81-91) | B | 81 | 81 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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/fitings 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.