



OLD GLENARM ROAD, LARNE

£89,950

Very well situated Two bedroom Mid-Terrace house in a popular area. Situated close to Main Street and all local amenities, bus routes and schools. Rear access and parking options. Early viewing recommended.

Mid Terrace. (outside will be painted in good weather)
Two Good size Lounge areas
Two bedrooms
Modern bathroom suite
Gas heating
Popular town-centre location
Minutes walk to Main street
Easy access to bus / trains / schools etc

Garden details: Enclosed Garden, Rear Garden

Front Porch

Marble effect tiled flooring, white double glazed PVC front door.

Entrance hall

Continued white marble effect tiling, bright entrance hall.

Living room

w: 3.06m x l: 3.06m (w: 10' x l: 10')

Good sized living room with grey wood effect laminate flooring and wallpapered walls.

Dining

w: 3.26m x l: 3.12m (w: 10' 8" x l: 10' 3")

Good sized dining room with wood effect laminate flooring, wallpapered walls and semi-blocked chimney with feature mantle place and harth. Access into the kitchen area.

Kitchen

w: 3.16m x l: 2.03m (w: 10' 4" x l: 6' 8")

modern L shaped kitchen with a good range of high and low level units, plenty of worktop space. Features integrated electric oven, electric 4 ring hob, space for under counter washer / dryer machine and space for a free standing fridge / freezer. Grey tiled flooring and splash back. Containing under stairs storage and housing for gas boiler. Access to rear garden.

FIRST FLOOR:

Bathroom

w: 2.9m x l: 2.12m (w: 9' 6" x l: 6' 11")

Modern white bathroom suite comprising of low flush WC, pedestal wash hand basin with chrome mixer tap, bath with thermostatic bar shower and bi-fold shower screen. Marble effect tiled flooring with ceramic white tiles floor to ceiling.

Bedroom 1

w: 4.25m x l: 3.08m (w: 13' 11" x l: 10' 1")

Good sized, bright double bedroom with wood effect laminate flooring. featuring dual front facing windows allowing plenty of natural light, freshly painted.

Bedroom 2

w: 3.14m x l: 2.5m (w: 10' 4" x l: 8' 2")

Decent sized double room with wood effect laminate flooring.

Outside

rear court yard + raised garden with lane access at back

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(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.