



## 192A SLEMISH DRIVE, LARNE

### OIRO £94,950

A well presented two bedroom Mid-Terrace house in a popular area. Situated close to all local amenities, bus routes and schools. Early viewing recommended.

Mid-Terrace house  
Good sized Living Room  
Great Kitchen  
Two bedrooms  
Modern Bathroom  
Gas Heating  
Double Glazing throughout  
Off Street parking  
Garden with lawn

Parking options: Driveway, Off Street  
Garden details: Enclosed Garden, Private Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

### **Living room**

w: 4.54m x l: 2.93m (w: 14' 11" x l: 9' 7")

Spacious and bright living room with wood effect laminate flooring, feature fireplace with white surround and stove.

### **Kitchen**

w: 4.58m x l: 2.37m (w: 15' x l: 7' 9")

Good sized kitchen with excellent range of high and low level units. Laminated worktops, integrated electric oven, 4 ring electric hob and under-counter space for washer / dryer. Space for freestanding fridge / freezer. Large rear facing window allowing lots of natural light with access to rear garden.

### **FIRST FLOOR:**

#### **Landing**

#### **Bathroom**

w: 2.03m x l: 1.78m (w: 6' 8" x l: 5' 10")

Bright bathroom with white suite comprising of low flush WC, pedestal wash hand basin with hot and cold chrome taps. Bath with thermostatic bar shower. Grey vinyl flooring with ceramic white tiling on walls.

#### **Bedroom 1**

w: 4.61m x l: 2.82m (w: 15' 1" x l: 9' 3")

Large double bedroom with oak effect laminate flooring and plenty of space for freestanding furniture.

#### **Bedroom 2**

w: 3.41m x l: 2.68m (w: 11' 2" x l: 8' 10")

Good sized double bedroom with oak effect laminate flooring.

#### **Outside**

Driveway laid in tarmac offering off-street parking options with a ramp leading to front door for accessibility access.

Large fully enclosed rear garden laid in lawn with a decorative stone area.

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 |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| Northern Ireland                            |   | 70      | 78        |
| 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.