



**Brian
Todd**
.co.uk

2 Ballyloran House, 7 Ballyboley Road, Larne, BT40 2SY

Offers Around £94,950

FEATURES

- **GROUND FLOOR APARTMENT**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **OPEN PLAN LOUNGE/KITCHEN**
- **FITTED KITCHEN - INTEGRATED APPLIANCES**
- **BATHROOM WITH WHITE SUITE AND SEPARATE SHOWER CUBICLE**
- **TWO BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **COMMUNAL PARKING AND GARDENS**
- **POPULAR RESIDENTIAL LOCATION**
- **CHAIN FREE**

Within easy reach of Larne Town, the main A8 Larne to Belfast Road and most local amenities, this is an excellent opportunity for the purchaser to acquire this ground floor apartment, situated in a popular residential area of Larne.

Comprising of an open plan lounge/kitchen, bathroom, two bedrooms and ensuite shower room, the property, externally, has communal gardens and parking.

Chain Free, this excellent apartment will no doubt appeal to a broad section of the Open Market, viewing of which is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

LOUNGE/KITCHEN:

High mantle Marble style fireplace. Laminate wood flooring and decorative ceiling cornice and rose. Open plan to kitchen area, which benefits from a range of upper and lower level units. Integrated gas hob, electric oven and stainless steel canopy style extractor fan. Stainless steel sink unit. Plumbed for automatic washing machine. Part wall tiling. Floor tiling.

INNER HALLWAY:

Laminate wood flooring. Built in storage.

BEDROOM (1):

Laminate wood flooring.

ENSUITE SHOWER ROOM:

White suite incorporating push button W.C., pedestal wash hand basin and separate shower cubicle. Floor tiling.

BEDROOM (2):

Laminate wood flooring.

BATHROOM:

White suite incorporating push button W.C., pedestal wash hand basin and panelled bath. Separate shower cubicle. Floor tiling.

Outside

Communal parking and gardens.



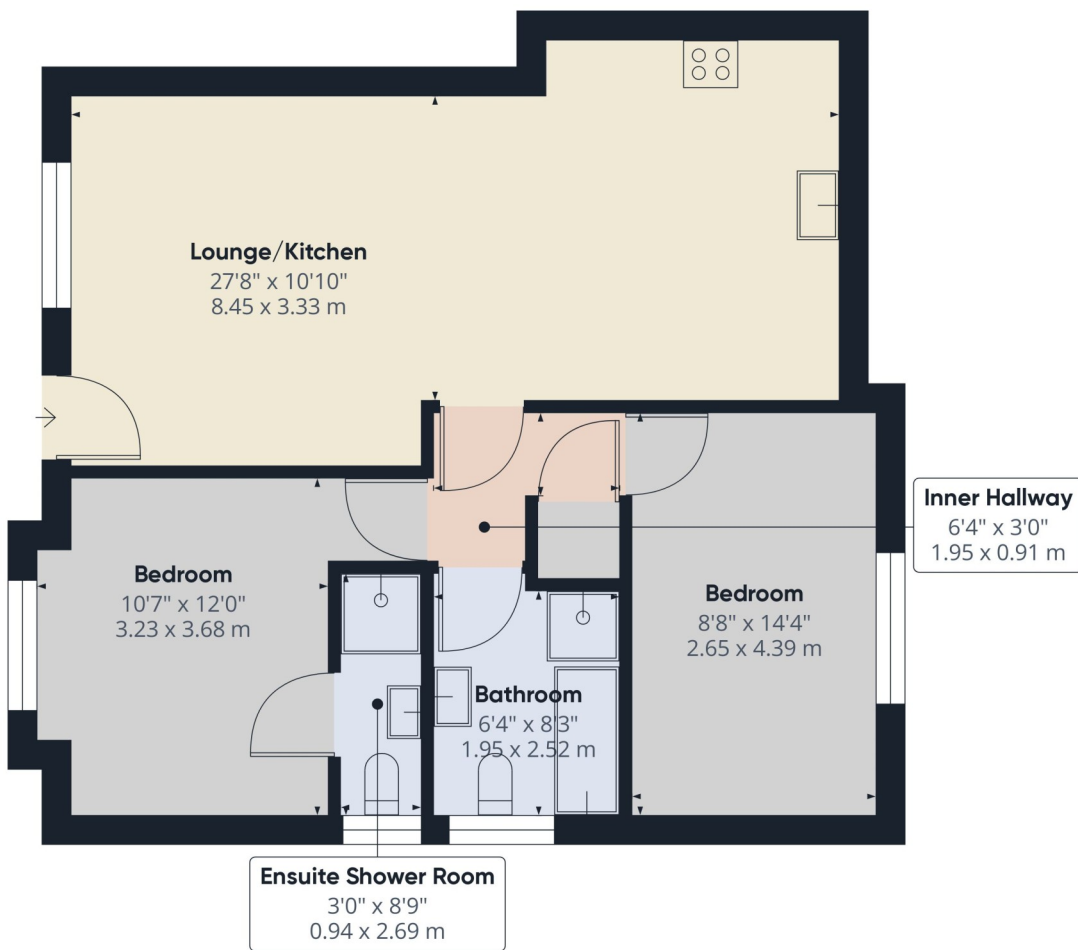
Approximate total area[®]
728.72 ft²
67.7 m²

(1) 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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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