

Approximate total area*
707.83 ft²
65.76 m²

Reduced headroom
14.32 ft²
1.33 m²

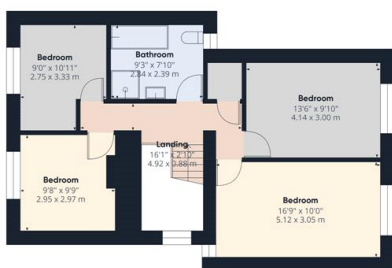
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



GREENLAND DRIVE, LARNE OFFERS OVER £159,950

SSTC

Do not be deceived by this property!! - it looks like a regular terrace from the front but has almost double extension to the back and still a great garden. An ideal house for growing families that wish to stay in the local area as houses this size rarely come up in Boyne Square. Must be viewed

Modernised and extended property

Lounge

Family room

Extended Kitchen

Ground floor shower room

Utility

Five large bedrooms

Large and modern family bathroom with separate shower and bath

Disability access to front with ground floor bedroom / wet room

All modernised to a high standard in recent years

Drive way parking

Generous back garden in lawn

Over looking green and park

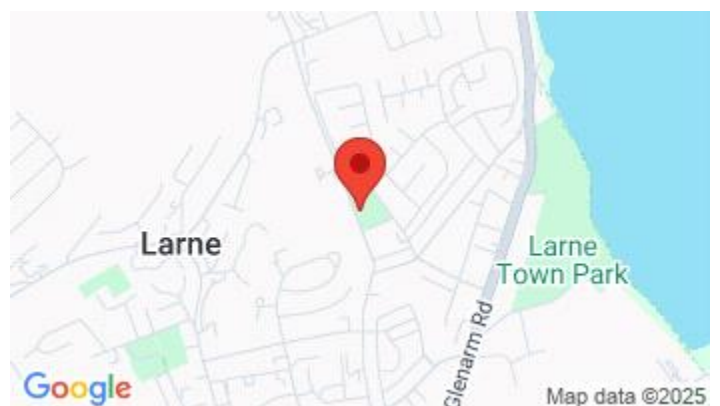
Minutes from shops, buses and schools

Investors - potential to split here (subject to necessary approvals) please ask for further information



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		71	72
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.