

## ARGYLL VIEW, LARNE

### OIRO £129,950

**SSTC**

Well maintained semi detached property in this popular residential area. Good gardens to front and rear with ample parking, plus easy access to bus route, schools and shops.

Semi Detached  
Generous lounge / dining  
Kitchen  
Three Bedrooms  
Modern shower room  
White PVC  
Oil heating  
Great gardens  
Excellent location close to all local amenities  
Early viewing recommended

Electricity supply: Mains  
Heating: Oil  
Water supply: Mains  
Sewerage: Mains

### **Entrance hall**

Laminate wood flooring

### **Lounge/diner**

w: 7.66m x l: 3.04m (w: 25' 2" x l: 10' )

Excellent size space with ample living and dining room. Fireplace with open fire, brick surround and hearth. Laminate wood flooring throughout.

### **Kitchen**

Good range of high and low level white units and laminate work surfaces. Four ring hob and electric under oven. Space for appliances. Tiled splash backs. Door to rear garden

### **FIRST FLOOR:**

#### **Bedroom 1**

w: 4.05m x l: 2.89m (w: 13' 3" x l: 9' 6")

Great size room - wood strip flooring

#### **Bedroom 2**

w: 2.98m x l: 2.93m (w: 9' 9" x l: 9' 7")

wood strip flooring

#### **Bedroom 3**

w: 3.05m x l: 2.55m (w: 10' x l: 8' 4")

wood strip flooring

### **Bathroom**

Modern fitted wetroom

Comprising low flush WC, vanity unit with sink, electric shower with disability access.

### **Outside**

Fabulous garden space to front and back

Front garden laid in lawn with lengthy concrete driveway providing plenty of parking space

Rear garden - well maintained large lawn with deck and paved areas. Garden shed.

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.



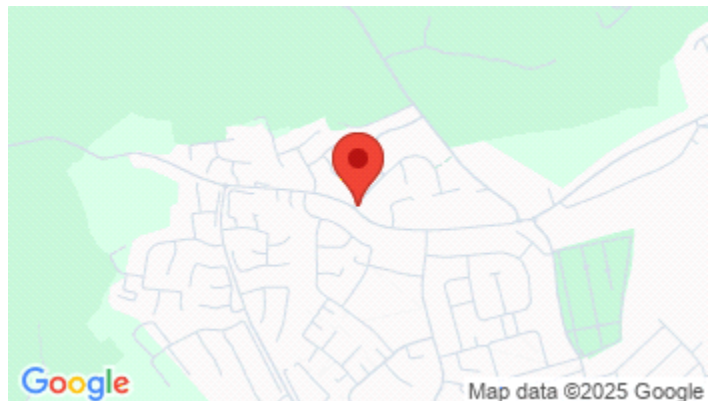






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	<b>56</b>	<b>71</b>
Northern Ireland		
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.