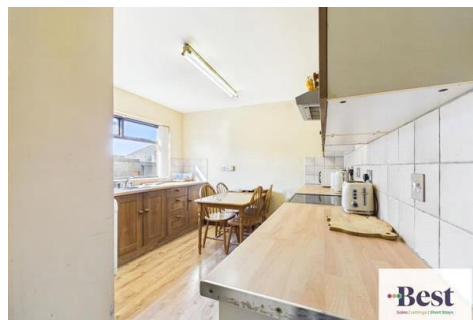




BALLYSNOD ROAD, LARNE

OIRO £80,000

Three bedroom Mid-Terraced house in a popular residential area. Close to the main A8 Belfast road.

Mid-Terraced house.
Porch.
Living Room.
Kitchen.
Cloakroom.
Three Bedrooms.
Shower Room.
Shed.
OFCH

Entrance hall

w: 2.67m x l: 3.96m (w: 8' 9" x l: 13')

Good sized entrance porch with laminate wood flooring.

Living room

w: 3.92m x l: 5.14m (w: 12' 10" x l: 16' 10")

Lovely living room with laminate wood flooring and feature fireplace.

Kitchen

w: 3.09m x l: 3.82m (w: 10' 2" x l: 12' 6")

A range of high and low level wooden units with laminate wood effect work surfaces. Space for cooker and washing machine. Integrated under counter fridge freezer.

Cloakroom

FIRST FLOOR:

Landing

Bedroom 1

w: 2.64m x l: 3.92m (w: 8' 8" x l: 12' 10")

Good sized double room with laminate wood flooring.

Bedroom 2

w: 2.4m x l: 2.99m (w: 7' 10" x l: 9' 10")

Laminate wood flooring.

Bedroom 3

w: 2.02m x l: 3.26m (w: 6' 8" x l: 10' 8")

Laminate wood flooring and velux window.

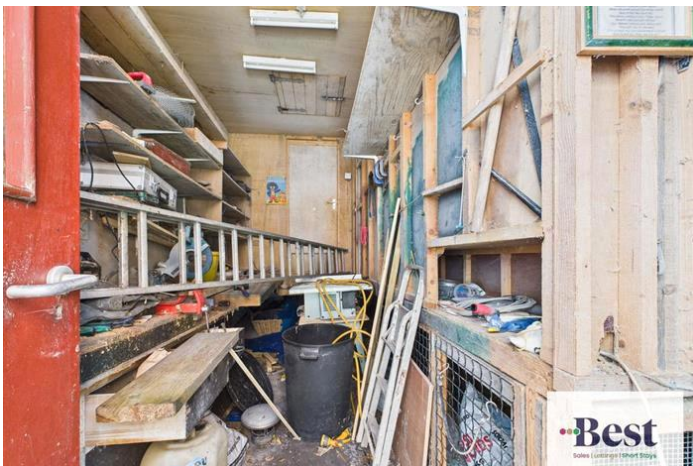
Bathroom

w: 1.69m x l: 2.15m (w: 5' 7" x l: 7' 1")

White suit comprising of low flush w/c and pedestal wash hand basin. Partially tiled walls. Corner shower unit with electric shower. Heated towel rail.

Outside

Good sized shed to rear. Boiler house.



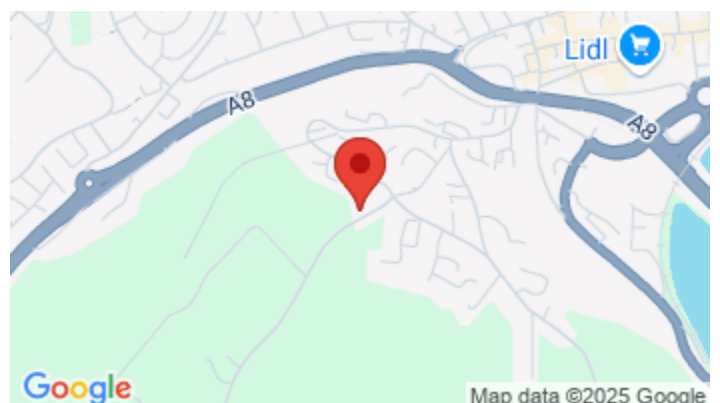




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		41	65

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.