



GLYNNVIEW AVENUE, LARNE OFFERS OVER £60,000

SSTC

Great two bedroom house in a popular residential area. Close to town parks, schools and all local amenities. Minutes to Bus Station, Town Centre and Train.
This would make an ideal investor purchase.

Parking options: On Street

Living room

w: 5.8m x l: 3.46m (w: 19' x l: 11' 4")

large bright living room with open fire.

Kitchen

w: 3.55m x l: 2.59m (w: 11' 8" x l: 8' 6")

bright kitchen with low and high level units, tiled flooring.

Bathroom

w: 1.75m x l: 1.71m (w: 5' 9" x l: 5' 7")

downstairs bathroom with white suite, bath with shower over and screen.

Tiled flooring.

Bedroom 1

w: 3.45m x l: 3.13m (w: 11' 4" x l: 10' 3")

large bright front bedroom with carpet flooring.

Bedroom 2

w: 2.65m x l: 2.17m (w: 8' 8" x l: 7' 1")

good size 2nd bedroom with carpet.

Rear Garden

enclosed concrete rear yard.





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		
	66	78

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.