

## FAIRWAY, LARNE

### OIRO £109,950

A deceptively spacious mid-terrace home. Offering four bedrooms, a large living room, and a generous back garden with brilliant views and side access. A great layout and desirable features throughout, early viewing is highly recommended.

Semi-detached  
Large living room  
Open plan kitchen / dining  
Downstairs bathroom with shower and bath  
Four bedrooms  
Wood-effect flooring throughout most rooms  
Under-stairs storage  
Oil-fired central heating  
Double glazing throughout  
Boiler house/storage shed in rear garden  
Enclosed front and rear garden with side access from front to rear  
Excellent uninterrupted views

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden  
Electricity supply: Mains  
Heating: Oil  
Water supply: Mains

### **Entrance hall**

w: 0.9m x l: 3.59m (w: 2' 11" x l: 11' 9")

Wood-effect flooring, wallpapered walls, white PVC front door, under-stair storage. Provides access to living room, kitchen and bathroom.

### **Living room**

w: 5.09m x l: 3.7m (w: 16' 8" x l: 12' 2")

Spacious living room with wood-effect laminate flooring and neutral décor. Large bay-style window allowing for excellent natural light. Feature fireplace with black mantel and surround.

### **Kitchen**

w: 3.15m x l: 4.5m (w: 10' 4" x l: 14' 9")

Large kitchen/ dining area with a generous range of high and low level shaker-style units. Grey tiled splashback and light grey wood-effect flooring. Integrated double oven, five-ring electric hob, and pull out extractor. Double glazed white PVC rear-facing windows and white pvc door leading to back garden.

### **Bathroom**

w: 2.48m x l: 2.11m (w: 8' 2" x l: 6' 11")

Fully tiled bathroom with wood-effect laminate flooring. Includes pedestal sink, low flush WC, bath with electric shower, and double glazed frosted window.

### **FIRST FLOOR:**

#### **Bedroom 1**

w: 2.42m x l: 2.73m (w: 7' 11" x l: 8' 11")

Single bedroom with wood-effect flooring and feature wallpapered wall.

#### **Bedroom 2**

w: 3.66m x l: 2.69m (w: 12' x l: 8' 10")

Good-sized double bedroom with wood-effect flooring and panelled feature wall. Space for wardrobe and additional furniture.

#### **Bedroom 3**

w: 3.22m x l: 3.9m (w: 10' 7" x l: 12' 10")

Spacious L-shaped bedroom with wood-effect flooring. Versatile space, ideal as a bedroom or office. Offering excellent views of Larne town and the Irish sea.

#### **Bedroom 4**

w: 2.17m x l: 3.14m (w: 7' 1" x l: 10' 4")

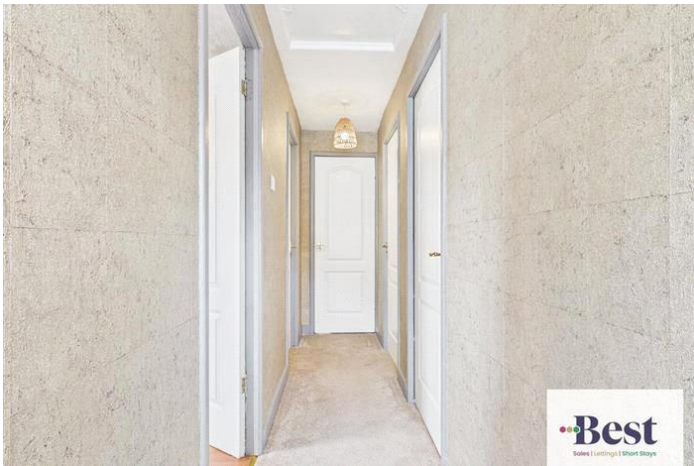
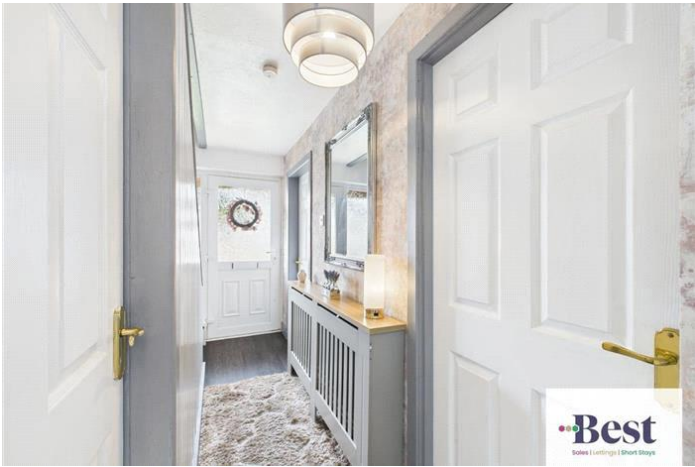
Good sized single bedroom

### **Outside**

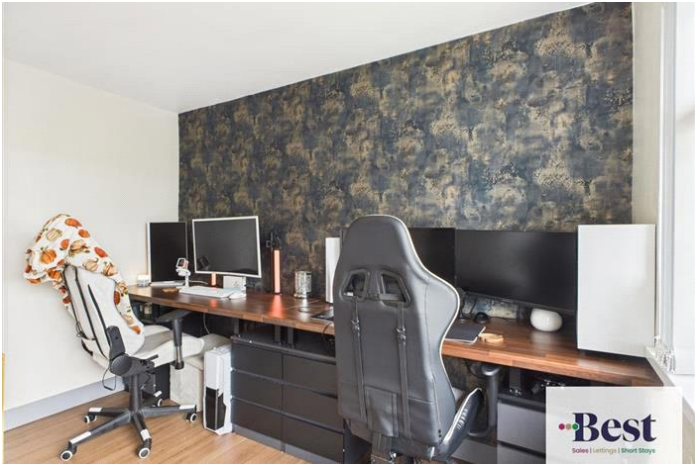
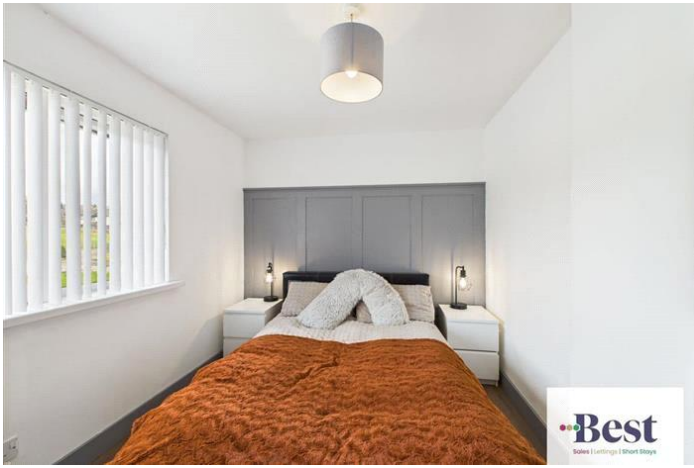
Enclosed rear garden with lawn and patio area. Includes boiler house/storage shed and side access from front garden. Front garden laid in lawn with boundary hedge. Oil tank also situated in back garden.

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		
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/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.