

## RONALD STREET, LARNE

### OIRO £86,500

Very well presented Three bed mid terrace with two bathrooms minutes walk from Larne Town centre. Refurbished with new heating etc in recent years his property would make an ideal purchase for investors and first time buyers alike.

Mid Terrace  
Lounge with fireplace  
Modern fitted kitchen with integrated hob/oven  
Two bathrooms (downstairs shower room + upstairs WC)  
Three bedrooms  
Recently installed gas heating  
White PVC double glazing throughout  
Enclosed rear garden  
Convenient location near local shops, schools and all local amenities.  
Easy walking distance to both train and bus stations

Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains

## **Ground Floor**

### **Entrance hall**

### **Living room**

w: 3.82m x l: 3.69m (w: 12' 6" x l: 12' 1")

Bright and spacious living area. Feature fireplace with granite mantle and surround.

### **Kitchen**

w: 2.84m x l: 2.15m (w: 9' 4" x l: 7' 1")

Modern range of high and low units with laminate work surfaces. Space for appliances. Tiled splashback and tiled flooring.  
Door to rear garden.

### **Bathroom**

w: 2.22m x l: 1.53m (w: 7' 3" x l: 5' )

Downstairs bathroom with pocket sliding door. Contemporary white suite comprising of low flush WC, Vanity sink unit, Walk in shower. Fully tiled walls and flooring.

## **FIRST FLOOR:**

### **Landing**

### **Bedroom 1**

w: 3.54m x l: 2.74m (w: 11' 7" x l: 9' )

Built-in wardrobe housing gas boiler.

### **Bedroom 2**

w: 3.26m x l: 2.31m (w: 10' 8" x l: 7' 7")

Wood effect laminate flooring.

### **Bedroom 3**

w: 2.26m x l: 2.13m (w: 7' 5" x l: 7' )

wood effect laminate flooring.

### **WC**

w: 1.37m x l: 0.86m (w: 4' 6" x l: 2' 10")

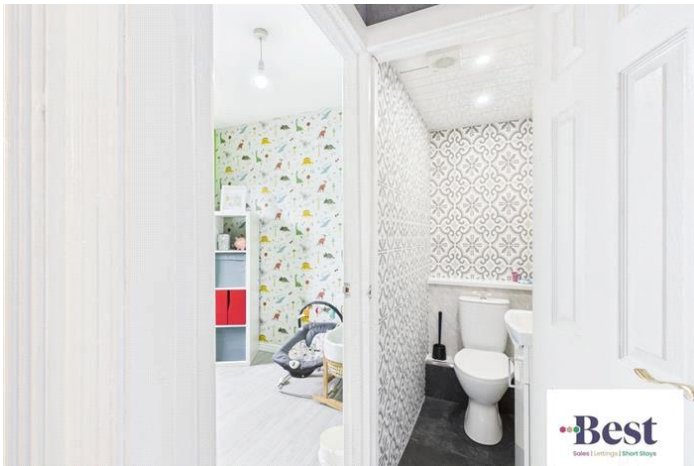
White suite comprising Low flush WC and vanity sink unit. Tile effect panelled walls and white PVC panelled ceiling.

### **Outside**

Fully enclosed rear yard laid in concrete. Timber gate and planters.

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-)	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		69	78
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/fixings 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.