



## ST. JOHNS PLACE, LARNE

### OIRO £109,950

**SSTC**

Wow - now this is a surprise. Extended to the back and with a third storey, this totally deceptive Three bedroom property is minutes walk to the Town Centre and is presented to an exceptional standard throughout

Excellent Mid Terrace  
Living room  
Dining Room / Second reception room  
Extended Kitchen  
Lean to / utility store  
Two Bedrooms on first floor  
Shower Room  
Very large bedroom on second floor  
Extremely deceptive. Close to schools, shops and walking distance to trains / bus  
Excellent first time buyer / investor property

#### **Front Porch**

Tiled flooring with brown double glazed PVC front door

#### **Entrance hall**

Bright entrance hall featuring wood effect laminate flooring, part glazed internal wooden doors and neutral decor.

#### **Dining**

w: 3.03m x l: 3.58m (w: 9' 11" x l: 11' 9")

Spacious dining area with wood effect laminate flooring.

#### **Living room**

w: 2.88m x l: 4.98m (w: 9' 5" x l: 16' 4")

Large and well proportioned living room with a feature fireplace with electric inset. Wood effect laminate flooring.

#### **Kitchen**

w: 2.94m x l: 3.39m (w: 9' 8" x l: 11' 1")

Modern kitchen offering a great range of high and low level units with laminate work surfaces, four ring electric hob, integrated oven, integrated fridge / freezer and access to the utility. Plenty of space for dining. Tiled flooring.

#### **Outside**

w: 1.51m x l: 3.45m (w: 4' 11" x l: 11' 4")

Lean to / storage with continued tile flooring and storage units from kitchen. Plumbed for washing machine and dryer. Brown double glazed timer door leading to rear garden.

#### **FIRST FLOOR:**

##### **Landing**

##### **Bedroom 1**

w: 2.48m x l: 3.7m (w: 8' 2" x l: 12' 2")

Large double bedroom with built in wardrobe space proving ample storage options.

##### **Bedroom 2**

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

Good sized double bedroom.

##### **Bathroom**

w: 1.67m x l: 2.42m (w: 5' 6" x l: 7' 11")

White bathroom suite comprising of low flush wc, pedestal wash hand basin, bath tub with thermostatic shower and bi-fold shower screen. Walls and flooring tiled.

#### **SECOND FLOOR:**

##### **Landing**

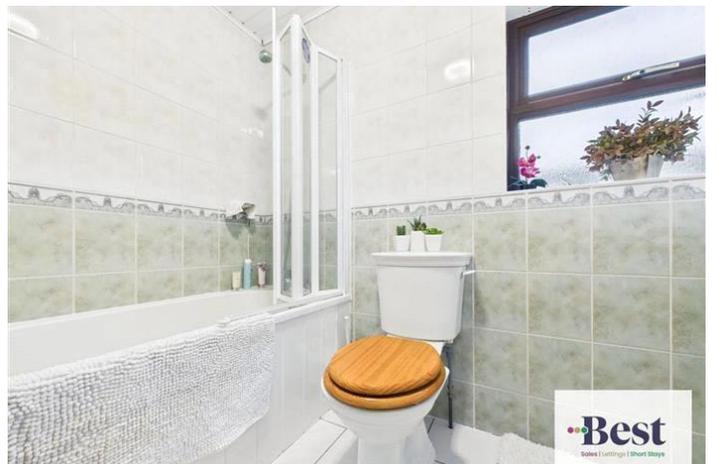
##### **Bedroom 3**

w: 4.8m x l: 5.03m (w: 15' 9" x l: 16' 6")

Large loft converted double bedroom offering plenty of space for bedding, furniture, wardrobe and extra living space.

##### **Outside**

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	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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/fitments 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.