



## OLD GLENARM ROAD, LARNE

### £89,950

**SSTC**

A well presented two bedroom Mid-Terrace house in a popular area. Situated close to Main Street and all local amenities, bus routes and schools. Early viewing recommended.

Well presented modernised Mid Terrace  
Two Good size Lounge areas  
Two bedrooms  
Modern bathroom suite  
Oil heating  
Popular town-centre location  
Minutes walk to Main street  
Easy access to bus / trains / schools etc

Garden details: Rear Garden

#### **Entrance hall**

Wood effect laminate flooring with wallpapered walls.

#### **Living room**

w: 3.21m x l: 3.1m (w: 10' 6" x l: 10' 2")

Good sized living room with continued grey wood effect laminate flooring and wallpapered walls.

#### **Dining / Family**

w: 3.1m x l: 2.9m (w: 10' 2" x l: 9' 6")

Second reception room featuring laminate wood flooring and open access to kitchen area.

#### **Kitchen**

w: 3.1m x l: 2.2m (w: 10' 2" x l: 7' 3")

Good range of high and low level units with plenty of worktop area. Space for cooker and under counter fridge, freezer and washer/dryer. Tile effect vinyl flooring, panelled walls, shaker style cabinets and access to rear garden area.

#### **FIRST FLOOR:**

##### **Landing**

##### **Bathroom**

w: 2.16m x l: 2m (w: 7' 1" x l: 6' 7")

Modern bathroom featuring a white suite and panelled walling, comprising of low flush WC, pedestal wash hand basin with mixer tap, bathtub with shower and glass screen.

##### **Bedroom 1**

w: 4.33m x l: 3.1m (w: 14' 2" x l: 10' 2")

##### **Bedroom 2**

w: 3.1m x l: 2.5m (w: 10' 2" x l: 8' 2")

##### **Outside**

Good sized and well maintained garden area featuring an outbuilding, walkway and low maintenance garden laid in stone with mature shrubs.

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.





Best



Approximate total area/

304 m<sup>2</sup>

3270 sq ft

Planning permission no./ref no.

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Floor 0

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Floor 1

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Floor 1

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			
		39	56
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.