

## OLD GLENARM ROAD, LARNE OFFERS OVER £169,950

Deceptively spacious, recently renovated, tastefully decorated, FOUR bedroom with further newly built addition and rear parking. Situated on the corner of Old Glenarm Road / Laharna Avenue close to Main Street and all local amenities, bus routes and schools. Early viewing highly recommended

Well presented modernised End Terrace  
Recently renovated  
Open plan Living / Dining  
Fab Kitchen  
Utility  
Ground Floor Shower room  
4 Good Bedrooms  
Modern family bathroom  
Large garden room annexe suitable for many purposes  
Double gate access into rear garden  
Gas heating  
Popular town-centre location  
Minutes walk to Main street  
Easy access to bus / trains / schools etc

Garden details: Enclosed Garden, Front Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

## **Front Porch**

### **Entrance hall**

Bright entrance hall with feature tile flooring and glazed porch door.

### **Living room**

w: 6.72m x l: 3.03m (w: 22' 1" x l: 9' 11")

Spacious open plan living / dining with grey wood effect laminate flooring, dual windows allowing lots of natural light, recessed spot lighting, feature electric fireplace with white mantle and surround. Access into kitchen area.

### **Kitchen**

w: 3.21m x l: 2.19m (w: 10' 6" x l: 7' 2")

Excellent white gloss kitchen with contrasting woodblock worktops providing a great range on low and high level units and plenty of worktop space. Integrated electric oven, integrated 4 ring electric hob, undercounter space for dish washer and space for free standing fridge / freezer. Light grey tiled flooring with brick tile effect backsplash.

### **Rear hall**

w: 2.36m x l: 1.9m (w: 7' 9" x l: 6' 3")

#### **UTILITY**

Continued tiled flooring with further matching woodblock worktops. Plumbed space for washer / dryer machine. Provides access to downstairs shower room and rear garden.

### **Shower**

Ground Floor Shower room. Modern white suite comprising wall mounted WC. Vanity sink unit and shower cubicle with electric shower. Chrome Towel rad. Tiled flooring. Feature tiled walls.

## **FIRST FLOOR:**

### **Landing**

#### **Bedroom 1**

w: 3.32m x l: 2.62m (w: 10' 11" x l: 8' 7")

Good sized double bedroom, well decorated.

#### **Bedroom 2**

w: 4.41m x l: 3.3m (w: 14' 6" x l: 10' 10")

Excellent sized double room with triple front facing windows allowing lots of natural light.

### **Bathroom**

w: 2.58m x l: 1.76m (w: 8' 6" x l: 5' 9")

Bright and modern bathroom with white suite comprising of low flush WC, pedestal wash hand basin with chrome mixer tap and bath with thermostatic bar shower. Grey tiled flooring with walls decoratively tiled around shower / bath area featuring modern recessed niches.

## **SECOND FLOOR:**

### **Landing**

#### **Bedroom 3**

w: 3.35m x l: 2.26m (w: 11' x l: 7' 5")

Good sized double bedroom.

#### **Bedroom 4**

w: 4.05m x l: 3.33m (w: 13' 3" x l: 10' 11")

Large double bedroom with dual aspect windows

## **Outside**

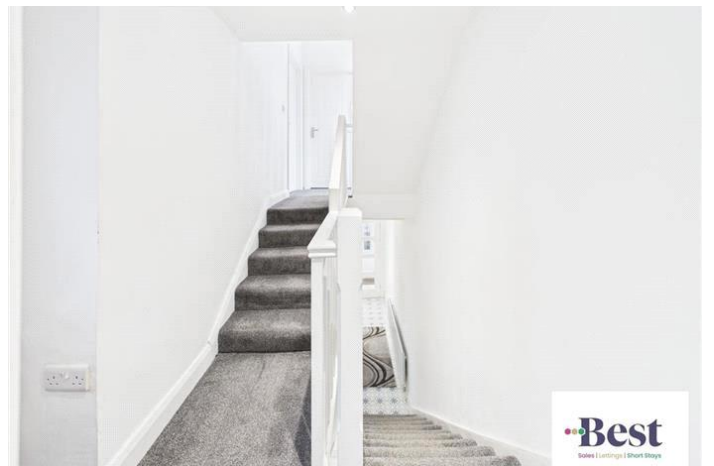
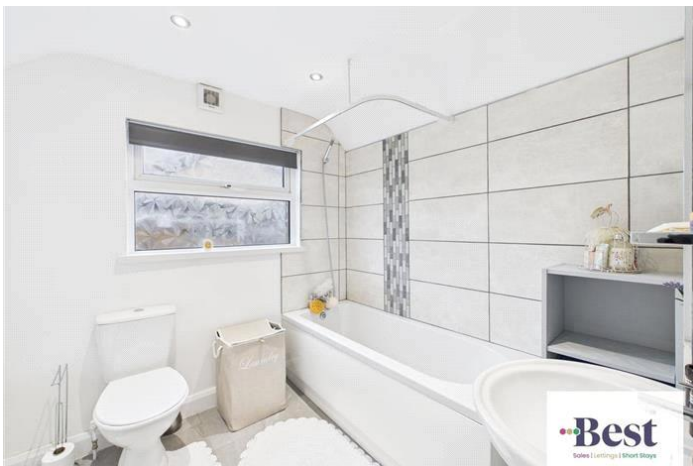
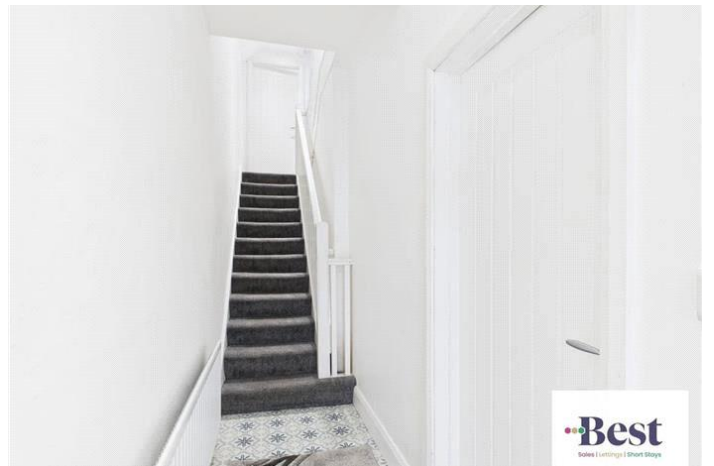
Fully enclosed paved front garden surrounded by a wall and gate.

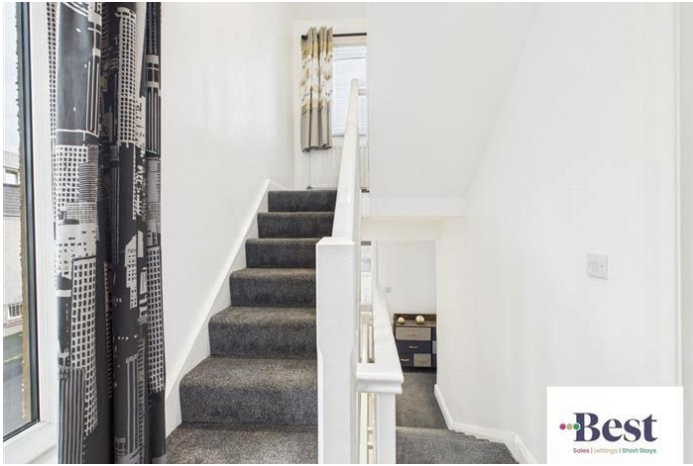
Large dual level rear garden laid in concrete. Fully enclosed via tall walling, featuring a double gate leading directly onto Laharna Avenue.

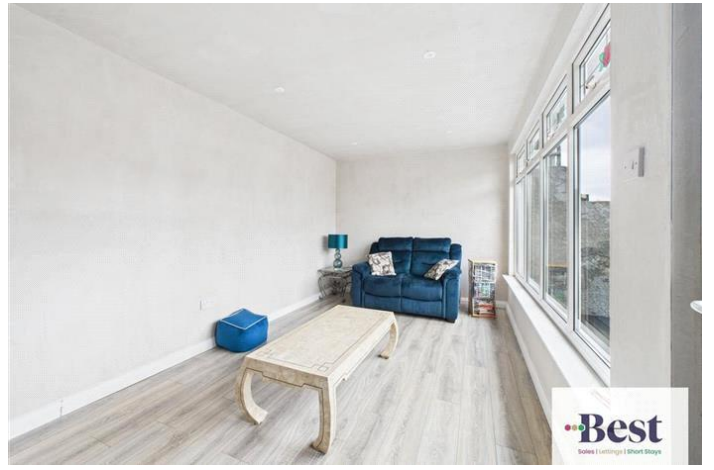
Ample Parking.

Bespoke newly built garden room/ office, fully wired, insulated and plastered with double glazed white PVC windows and door. Suitable for many uses including additional living space or work from home subject to any necessary approvals.

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
<i>Very energy efficient - lower running costs</i>		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>62</b> <b>66</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<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/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.