



## CYMRIC DRIVE, LARNE OFFERS OVER £89,950

Recently renovated End-Terrace property located in a popular residential area. Well finished throughout. Good gardens to front and rear. Minutes from bus stops, local shops, schools and all local amenities. Early viewing highly recommended.

Well Presented End terrace  
Large Living room  
Kitchen/ dining with access to rear garden  
Three good size bedrooms  
Bathroom  
Gas Heating  
Full enclosed front and rear garden  
Close to shops, schools, buses and all local amenities

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

### **Living room**

w: 6.38m x l: 3m (w: 20' 11" x l: 9' 10")

Spacious and bright living space with grey wood effect laminate flooring, under stairs storage and feature fireplace.

### **Kitchen/Dining**

w: 6.38m x l: 2.69m (w: 20' 11" x l: 8' 10")

Good sized U shaped kitchen featuring a range of high and low level units, laminated worktops, four ring gas hob, integrated electric oven and stainless steel extractor fan. Space for under counter washing machine and fridge freezer. Wood effect vinyl flooring, plenty of dining space and access to rear garden.

### **FIRST FLOOR:**

#### **Landing**

Freshly carpeted and painted.

#### **Bathroom**

w: 2.38m x l: 1.7m (w: 7' 10" x l: 5' 7")

Bright bathroom featuring a white suite comprising of a low flush WC, pedestal sink and bath with electric shower. Vinyl flooring with walls being tiled floor to ceiling in decorative ceramic tiling.

#### **Bedroom 1**

w: 3.25m x l: 3.02m (w: 10' 8" x l: 9' 11")

Freshly painted spacious bedroom with large front facing window allowing lots of natural light.

#### **Bedroom 2**

w: 3.02m x l: 2.12m (w: 9' 11" x l: 6' 11")

Grey wood effect laminate flooring, freshly painted, built in wardrobe.

#### **Bedroom 3**

w: 3m x l: 2.67m (w: 9' 10" x l: 8' 9")

Grey wood effect laminate flooring, freshly painted, large built in wardrobe.

#### **Outside**

Good sized fully enclosed front / side garden laid in decorative stone with direct access to rear garden.

Fully enclosed rear garden with outbuilding. Laid in concrete with a raised decorative stoned area.

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>	46	62
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.