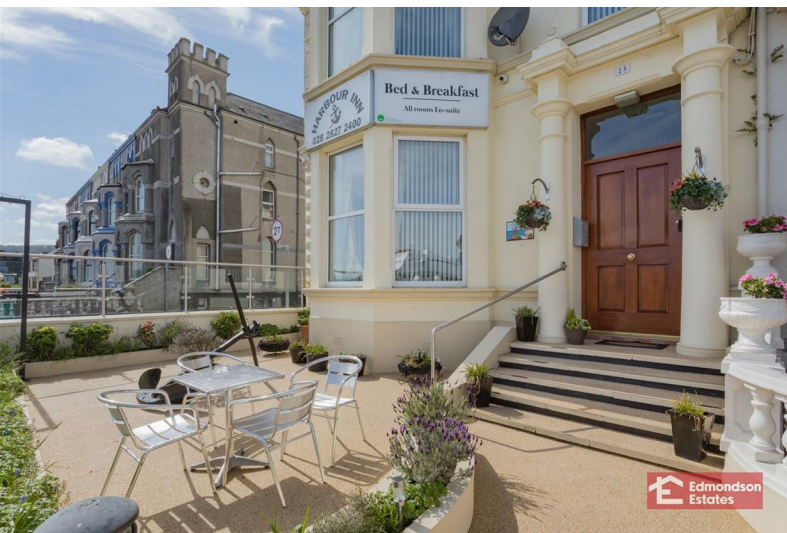




25 Olderfleet Road

Larne, BT40 1AS

Offers Around £349,950



25 Olderfleet Road

, Larne, BT40 1AS

Offers Around £349,950



GROUND FLOOR

Entrance Hall

Period style staircase.

Breakfast Room

16'4" x 18'7" (4.98 x 5.66)

Space for circa 24no. covers. Laminate flooring and bay window. Double doors to sitting room.

Sitting Room

13'0" x 13'5" (3.97 x 4.08)

1/2 wall panelling. LED spots.

Kitchen

16'3" x 13'5" (4.96 x 4.08)

Comprehensive range of modern commercial stainless steel kitchen units and shelves. Stainless steel sink, double chip pan, single fryer. Water boiler.

Larder/Store Room

11'2" x 7'9" (3.41 x 2.35)

Laundry Room

13'3" x 9'10" (4.04 x 3.00)

Plumbed for washing machine and space for tumble dryer. Stainless steel sink. Back door.

WC 1

5'9" x 4'6" (1.74 x 1.36)

WC and WHB.

WC 2

5'9" x 3'8" (1.74 x 1.13)

WC and WHB.

FIRST FLOOR

Landing.

Bedroom 1 - Rear

10'2" x 11'9" (3.10 x 3.59)

En-Suite

8'6" x 7'9" (2.6 x 2.36)

Refitted LFWC, WHB and Shower.

Laundry Store

4'8" x 7'9" (1.42 x 2.36)

Living Room - Front

16'7" x 9'10" (5.05 x 2.99)

Ceiling coving.

Bedroom 2 - Front

16'7" x 15'4" (5.05 x 4.67)

En-Suite

7'10" x 5'6" (2.38 x 1.67)

Refitted LFWC, WHB and Shower.

Bedroom 3 - Rear

13'2" x 9'10" (4.01 x 2.99)

En-Suite

8'9" x 3'3" (2.66 x 0.98)

Refitted LFWC, WHB and Shower.

SECOND FLOOR

Landing.

Bedroom 4 - Rear

8'8" x 11'9" (2.63 x 3.59)

En-Suite

4'7" x 11'9" (1.4 x 3.59)

Refitted LFWC, WHB and Shower.

Bedroom 5 - Front

11'2" x 9'8" (3.4 x 2.94)

En-Suite

5'3" x 6'0" (1.59 x 1.82)

Refitted LFWC, WHB and Shower.

Bedroom 6 - Front - Family Room

16'1" x 8'9" and 13'1" x 6'5" (4.89 x 2.66 and 3.99 x 1.96)

En-Suite

3'5" x 6'5" (1.05 x 1.96)

Refitted LFWC, WHB and Shower.

Bedroom 7

13'8" x 6'7" (4.17 x 2.00)

En-Suite

6'0" x 4'4" (1.84 x 1.32)

OUTSIDE

Recently landscaped frontage and glazed balustrading for customer seating.

NB

CCTV installed and hard wired fire alarm system.

There are items that are offered by separate negotiation.

Business Accounts are available upon formal written request directly to Vendors Accountants. Mr Shaun Morgan, Morgan Accountants, 17 De Courcy Avenue, Carrickfergus, Co. Antrim. Tel: 02893369867

All enquires will be held in the strictest of confidence.

RATES

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

Customer Due Diligence

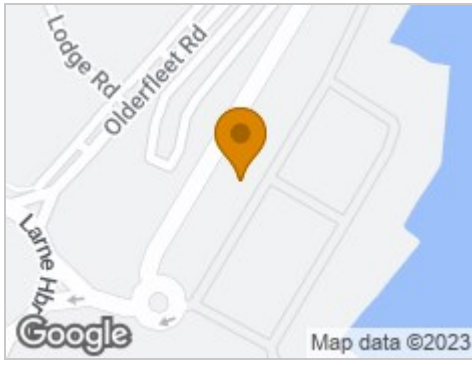
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692>. Any information

and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with Edmondson Estates. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Edmondson Estates for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Edmondson Estates has any authority to make or give any representation or warranty in relation to this property. (iv) Edmondson Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Road Map



Hybrid Map



Terrain Map



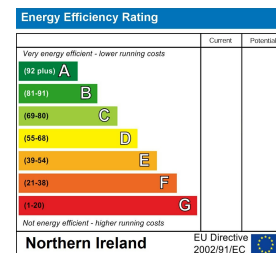
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.