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Apt 35 Laharna Building

Main Street, Larne
BT40 1RG

Offers In Region Of £95,000

APT 35 LAHARNA BUILDING, MAIN STREET, LARNE, BT40 1RG

- Excellent Apartment in a Popular Convenient Location
- Generous Lounge/ Kitchen/ Dining Area with Balcony
- Kitchen with Integrated Appliances
- Two Bedrooms; Master with Ensuite
- Modern Bathroom with Bath and Shower
- Gas Central Heating & Double Glazing
- Secure Gated Car Parking
- Highly Convenient Location



This superb, spacious two bedroom apartment is located in Laharna Building in Larne. The building is modern and situated in a convenient central location.

Internally the property comprises of a reception hall with storage cupboard, spacious living / dining area open plan to fully fitted kitchen, modern bathroom, two bedrooms and master en suite shower room. Also of benefit is gas fired central heating and double glazing.

Prospective owners will enjoy a lovely covered balcony and views over the surrounding area. The apartment can be accessed via lift and the development has secure gated off road parking.

The property is sure to be of interest to first time buyers, downsizers and investors in particular. The prospective buyer will enjoy easy access to shops, supermarkets, cafes and leisure facilities. Excellent transport links such as bus, train, ferry and main arterial routes make this a convenient spot for those seeking an easy commutable to Belfast and surrounding towns.







PROPERTY COMPRISES

Wooden front door leading to...

ENTRANCE DOOR Store cupboard, gas fired boiler.

OPEN PLAN LIVING/KITCHEN/DINING 25' 6" x 12' 10" (7.77m x 3.91m) @ widest points Range of fitted high and low level units with wood effect worksurfaces, one and a half bowl single drainer stainless steel sink unit with mixer taps, integrated four ring gas hob, stainless steel under oven, integrated dishwasher, integrated washing machine, integrated fridge/freezer, stainless steel and glass extractor canopy, part tiled floor, storage cupboard, sliding doors to balcony.

MASTER BEDROOM 15' 1" x 10' 2" (4.6m x 3.1m)

ENSUITE Suite comprising of an enclosed shower cubicle, wall mounted wash hand basin, low flush wc with concealed cistern, tiled floor, part tiled walls, extractor fan.

BEDROOM 12' 8" x 8' 7" (3.86m x 2.62m)

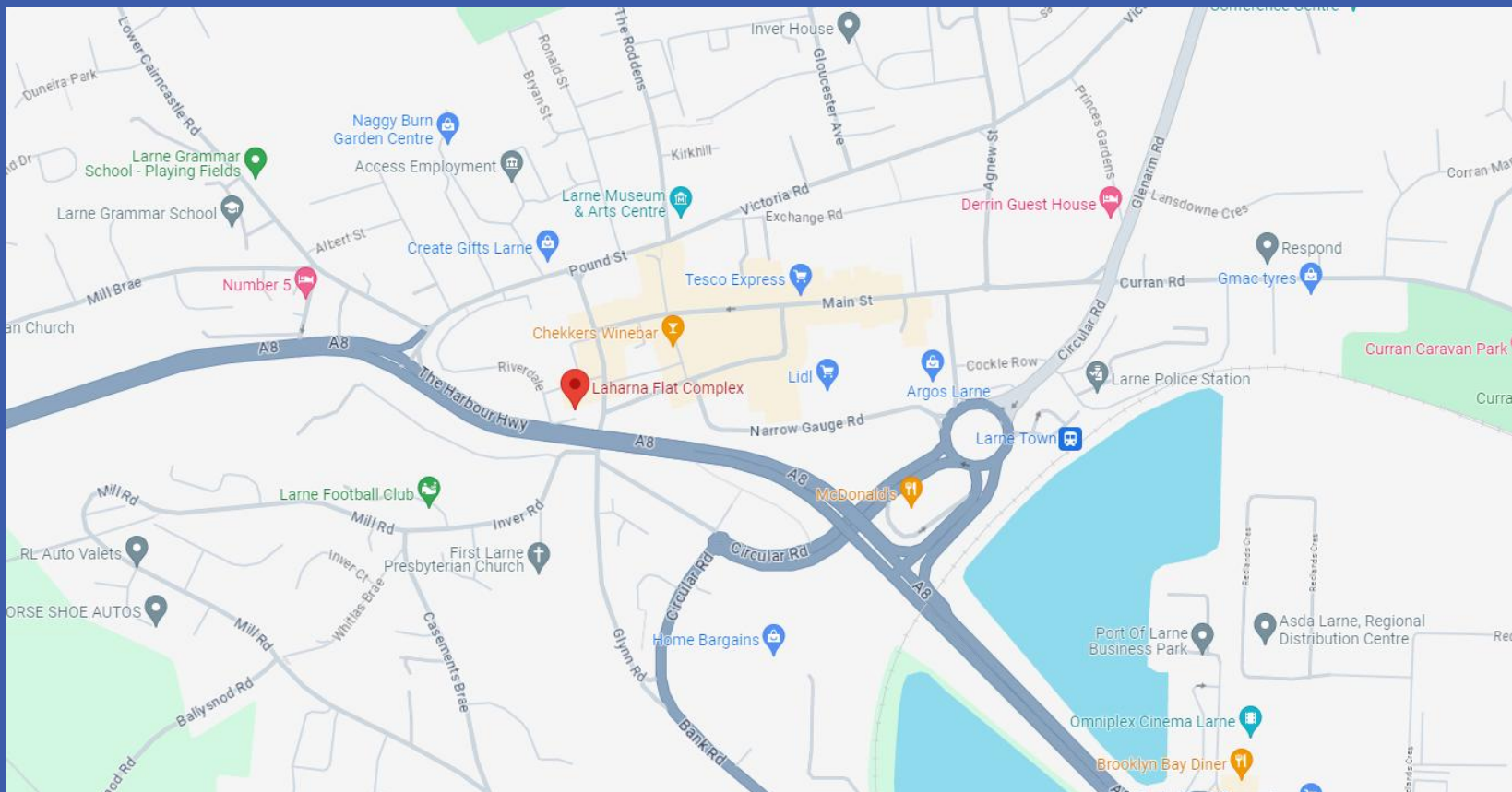
BATHROOM Suite comprising of a panelled bath with hand shower, enclosed shower cubicle, low flush wc with concealed cistern, vanity wash hand basin, stainless steel towel radiator, tiled floor, part tiled walls, recessed low voltage spotlights, extractor fan.

OUTSIDE Balcony with views over surrounding area. Secure gated car parking.









Directions:

We sold to him originally in 2022, bought for his son, he has passed away hence why selling.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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