



BALLYSNOD ROAD, LARNE OFFERS OVER £79,950

SSTC

This is an excellent house in a semi rural environment but yet minutes to Larne Town and all local amenities.
An excellent purchase for first time buyers and investors alike.

Excellent End Terrace
Generous Lounge
Modern fitted kitchen with integrated appliances
Lean to utility area
Two Bedrooms
Shower Room
Front and rear gardens
Oil heating
Semi rural location with easy access to town centre
Popular address - early viewing highly recommended

Garden details: Private Garden

Living room

w: 3.06m x l: 6.07m (w: 10' x l: 19' 11")

Great size room

Kitchen

w: 2.41m x l: 1.67m (w: 7' 11" x l: 5' 6")

Excellent range of high and low level white units with walnut work surfaces. Electric hob and under oven. Stainless steel extractor fan. Integrated fridge. Integrated dishwasher. Stainless steel sink. Attractive tiled splashbacks

Utility

w: 1.27m x l: 4.02m (w: 4' 2" x l: 13' 2")

(Lean to) Useful space for storage/utilities. Newly refelted this month.

Shower

w: 1.43m x l: 1.83m (w: 4' 8" x l: 6')

white suite comprising low flush WC, pedestal wash hand basin and corner electric shower cubicle with sliding doors

Bedroom 1

w: 3.09m x l: 3.5m (w: 10' 2" x l: 11' 6")

Bedroom 2

w: 1.97m x l: 2.44m (w: 6' 6" x l: 8')

Outside

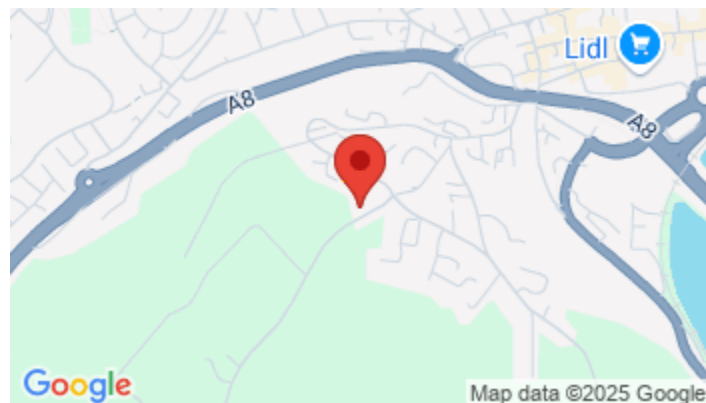
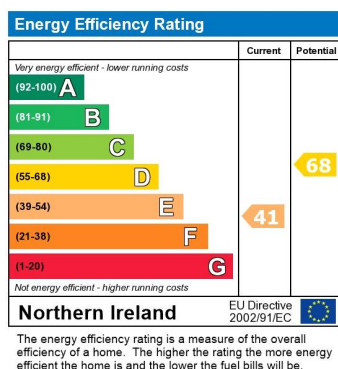
Enclosed garden to front laid in stone

Rear yard area with store / outbuilding suitable for many purposes. Gate leading to garden area which could be developed into lawn or decked area with elevated views over Larne

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.







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/fixings 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.