

## CAIRN GROVE, LARNE OFFERS OVER £109,950

**SSTC**

Unique opportunity to purchase a small bungalow with sea views and put your own stamp on it.

Semi Detached property in need of modernisation

Lounge

Kitchen

Bathroom

Two bedrooms on first floor ( potential to add upstairs - subject to necessary approvals)

Garage

Driveway

Parking options: Driveway, Garage, Off Street

Garden details: Private Garden

### **Entrance hall**

w: 4.11m x l: 1.8m (w: 13' 6" x l: 5' 11")

### **Living room**

w: 4.08m x l: 3.2m (w: 13' 5" x l: 10' 6")

Good size room with fireplace. Large window to front.

### **Kitchen**

w: 4.16m x l: 2.92m (w: 13' 8" x l: 9' 7")

Good range of units and space for appliances. Door to rear garden.

### **Bathroom**

w: 2.18m x l: 1.86m (w: 7' 2" x l: 6' 1")

Low flush W/C, wall mounted sink, panelled bath

### **Bedroom 1**

w: 3.28m x l: 3.1m (w: 10' 9" x l: 10' 2")

### **Bedroom 2**

w: 2.92m x l: 1.89m (w: 9' 7" x l: 6' 2")

### **Garage**

### **Outside**

Excellent space around this property in a quiet cul de sac location. Plenty of parking with driveway leading to attached garage.

Large lawn area to front and the position of this house allows unexpected sea views to the front.

Rear garden is generous with a good lawn area and paved paths etc. So much potential - needs to be viewed.

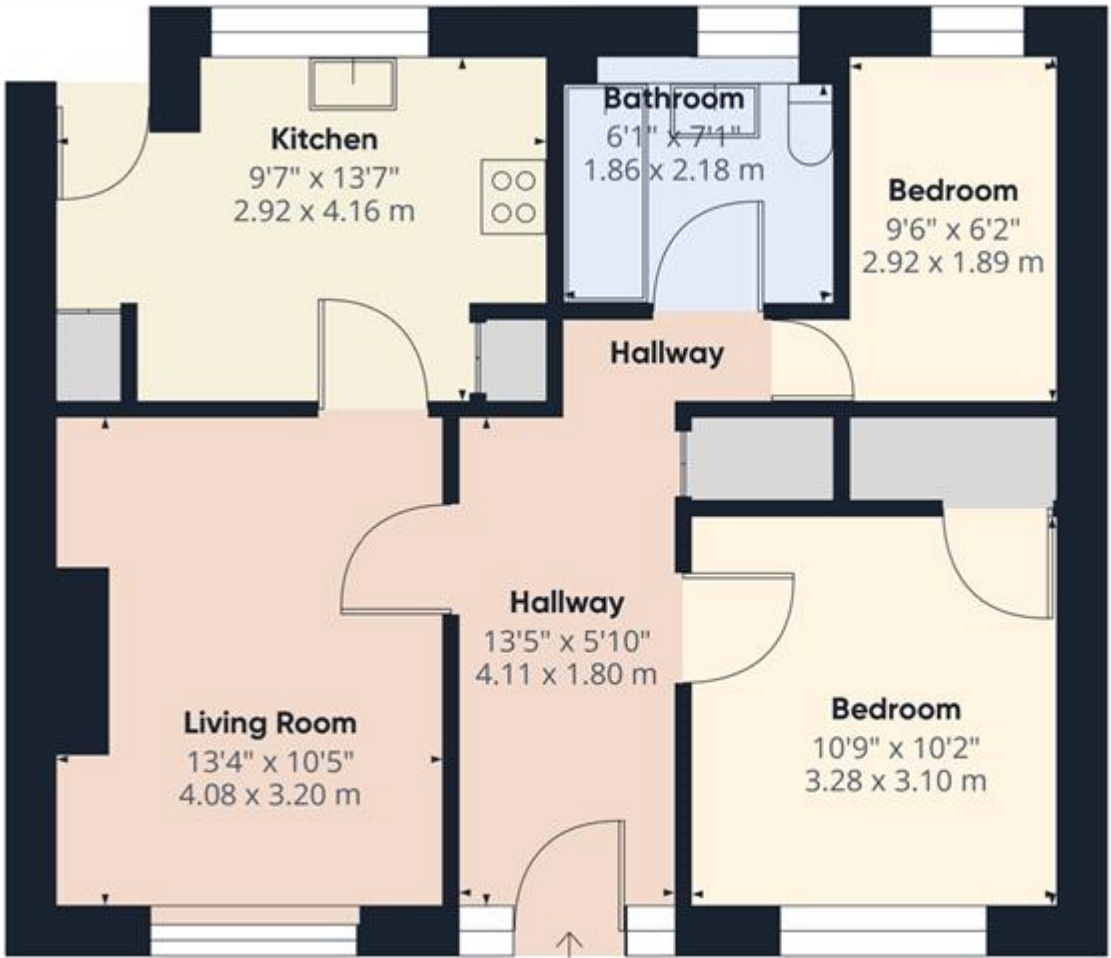
PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.











Approximate total area<sup>1)</sup>  
603.2 ft<sup>2</sup>  
56.04 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

CIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	67
(39-54) <b>E</b>		
(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/fittings 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.