



UPPER CAIRNCASTLE ROAD, LARNE

£169,950

The bungalow that keeps giving - room after room with so much potential and great space around it. Currently presented as two bedrooms but with four other reception areas this offers adaptable accommodation to suit your own requirements.

Semi detached bungalow
Stripped back and ready for modernisation
Very deceptive with multiple purpose rooms
Currently Two bedroom /Three reception
Kitchen
Shower room
Several lean-to areas
Garage
Potential for further development subject to necessary approvals
(please ask for further information)
Large plot with plenty of space front and back
Excellent location right beside bus stops and shops
Easy access to all local amenities
Viewing is essential to appreciate the space / potential on offer

Parking options: Driveway
Garden details: Enclosed Garden, Front Garden, Rear Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Mains
Accessibility measures: Wheelchair accessible

Entrance hall

Living room

w: 3.47m x l: 3.33m (w: 11' 5" x l: 10' 11")

Bright room to the front of the house. Fireplace and hearth.

Arch to

Kitchen

w: 3.3m x l: 3.13m (w: 10' 10" x l: 10' 3")

range of units and space for appliances. Centre of the property - ideal hub leading to the reception spaces to the rear

Utility

storage , boiler housing and excellent area for utilities / laundry

Rear hall

double doors to

Family

w: 3.83m x l: 4.49m (w: 12' 7" x l: 14' 9")

another good bright room ideal family / tv room with conservatory off it

Conservatory

w: 2.38m x l: 3.69m (w: 7' 10" x l: 12' 1")

large lean to with tiled flooring and doors to enclosed rear garden

Bedroom 1

w: 3.32m x l: 3.5m (w: 10' 11" x l: 11' 6")

Large double to front of the property

Bedroom 2

w: 3.3m x l: 3.48m (w: 10' 10" x l: 11' 5")

another good size bedroom

Shower

w: 1.9m x l: 3.65m (w: 6' 3" x l: 12')

Shower room - currently comprising low flush WC, pedestal wash hand basin and separate shower cubicle

Rear hall

lean to link to garage and doors to rear garden.

Garage

w: 3.36m x l: 7.19m (w: 11' x l: 23' 7")

Large garage with light power and electric roller door

FIRST FLOOR:

Attic storage accessed by slingsby ladder. Currently split into two storage rooms. May be suitable for additional first floor rooms subject to statutory approvals

Front Garden

Plenty of private parking and garden space to the front. Long driveway at the side leading to garage.
Gates for full enclosure and mature trees affording privacy.

Rear Garden

Large area laid in concrete and fully enclosed with trees and shrubs. Very deceptive with a side access gate onto Wyncairn Avenue providing additional parking.
May have potential for annexe or future development subject to necessary approvals.

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 area¹⁾
 1083.93 ft²
 100.7 m²

(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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland			
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.