



## 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 area<sup>1)</sup>  
 1083.93 ft<sup>2</sup>  
 100.7 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>			<b>48</b>
EU Directive 2002/91/EC			<b>26</b>

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.