



## RUGBY TERRACE, LARNE OFFERS OVER £99,950

**SSTC**

A beautiful terrace house in the bottom of a quiet cul de sac within walking distance to Larne Town Centre. Presented to a very high standard throughout this would make an excellent first time purchase. Priced to attract interest early viewing is highly recommended on this one !!

Very Well presented Terrace house  
Open plan living / dining  
Great kitchen  
Two bedrooms  
Beautiful bathroom with feature bath and separate shower  
Garden and parking to front  
Enclosed rear garden with shed  
Oil heating  
PVC double glazing  
Excellent location

Garden details: Front Garden, Rear Garden  
Electricity supply: Mains  
Heating: Oil  
Water supply: Mains  
Sewerage: Mains

### **Entrance hall**

### **Lounge/diner**

w: 4.01m x l: 6.18m (w: 13' 2" x l: 20' 3")  
Bright spacious lounge/diner. Great size room.  
Feature fireplace with black tiled hearth and electric stove insert- open fire behind  
Laminate wood flooring  
Space for dining table

### **Kitchen**

w: 2.52m x l: 2.95m (w: 8' 3" x l: 9' 8")  
Excellent range of upper and lower units  
Marble effect laminate worktops  
Grey subway tile splash back  
Four ring ceramic hob with electric under oven and stainless steel extractor fan  
Space for washing machine and fridge freezer  
Laminate wood flooring  
Back door opening into lean to-great for storage.  
Stable door to garden

### **Bedroom 1**

w: 3.15m x l: 4m (w: 10' 4" x l: 13' 1")  
Double bedroom with built in storage cupboard

### **Bedroom 2**

w: 2.53m x l: 2.89m (w: 8' 4" x l: 9' 6")  
Double bedroom

### **Bathroom**

w: 2.01m x l: 2.9m (w: 6' 7" x l: 9' 6")  
Beautiful space - suite comprising of low flush wc, pedestal wash hand basin and claw foot bath  
Corner shower unit with Mira electric shower  
Chrome heated towel rail  
Laminate wood flooring

### **Rear Garden**

A lovely private paved back garden which gets the sun all day.  
Rear storage shed.

### **Front Garden**

Parking for two cars  
Enclosed garden is laid to lawn with a wooden shed at the bottom.

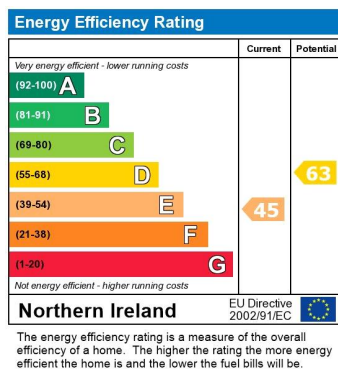
PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct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