



**BALLYCRAIGY RING, LARNE**

**£99,950**

**SSTC**

This is a great semi detached, on a large plot in a sought after street . Ideal first time buyer property - early viewing strongly advised

Very Well presented Semi Detached  
Generous lounge into bay  
Kitchen Diner with modern kitchen fitted  
Three good sized bedrooms  
Shower room  
PVC double glazing  
Oil heating  
Extensive back garden  
Side area  
Good front garden  
Close to buses, shops and schools

Electricity supply: Mains  
Heating: Oil  
Water supply: Mains  
Sewerage: Mains

## **Entrance hall**

### **Living room**

w: 4.82m x l: 0m (w: 15' 10" x l: )  
great size room into a bay window. Fireplace. Laminate wood flooring

### **Kitchen/diner**

w: 5.83m x l: 3.05m (w: 19' 2" x l: 10' )  
Beautiful modern kitchen with lots of worktop and space for appliances. Open plan dining space too with plenty of room for table.  
Bright welcoming hub with large windows, door to rear garden

## **FIRST FLOOR:**

### **Bedroom 1**

w: 3.18m x l: 0m (w: 10' 5" x l: )  
Good double

### **Bedroom 2**

w: 3.92m x l: 2.62m (w: 12' 10" x l: 8' 7")  
another good double

### **Bedroom 3**

w: 2.97m x l: 0m (w: 9' 9" x l: )  
generous single room

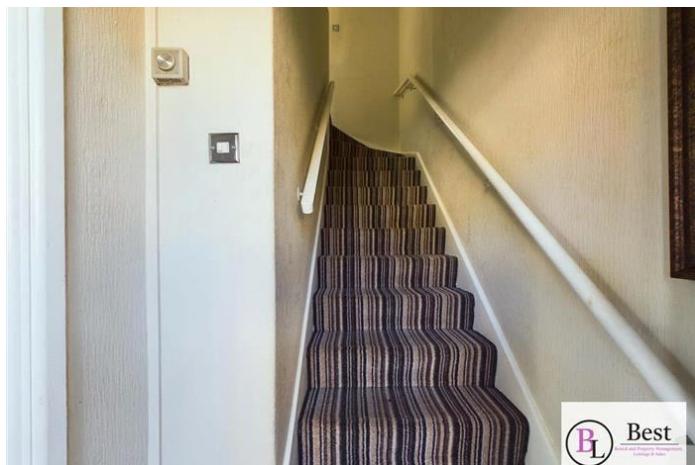
### **Shower**

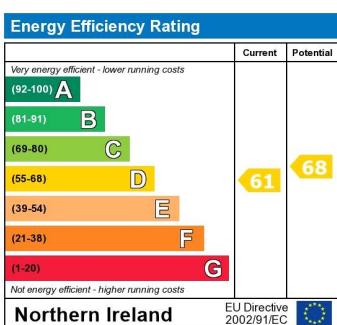
w: 1.82m x l: 1.8m (w: 6' x l: 5' 11")  
Shower room with WC, sink and disability access shower. PVC panelled walls and ceilings give a fresh well maintained space

### **Outside**

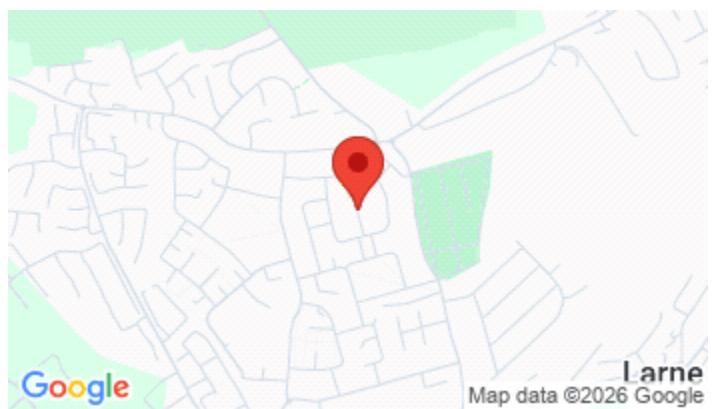
Large plot  
Garden to front with lawn and concrete pathway to door  
Additional space to the side  
Generous and deceptive back garden  
Planning was previously passed for a garage although this has since expired

**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.





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.