



## LOWER CAIRNCASTLE ROAD, LARNE

### OIRO £84,950

Excellent Mid terrace in a sought after location. Not overlooked, easily accessible, minutes walking to Larne Town centre and opposite Larne Grammar. Early viewing strongly recommended.

- Excellent Mid Terrace
- Living Room
- Fitted Kitchen
- Ground floor Bathroom
- Two Bedrooms
- Gas Heating
- Outbuilding
- Excellent Location close to town centre

Well presented mid terrace  
Good living room  
Excellent kitchen  
Ground floor bathroom  
Two bedrooms on first floor  
Outbuilding  
Enclosed rear yard  
Gas heating  
PVC double glazing  
Excellent location suitable for first time buyers, retirees and investors alike

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

### **Entrance hall**

Original terecotta tiled floor

### **Living room**

w: 3.17m x l: 3.65m (w: 10' 5" x l: 12' )

Lovely room with a nice aspect to front. Not overlooked. Feels private.

### **Kitchen**

w: 2.43m x l: 3.95m (w: 8' x l: 13' )

Excellent range of high and low level units.  
Four ring ceramic hob with electric under oven.  
Space for utilities and space for a table.  
under stairs storage.

### **Bathroom**

w: 2.08m x l: 2.47m (w: 6' 10" x l: 8' 1")

Ground floor bathroom. White suite comprising low flush WC, pedestal wash hand basin, panelled bath with electric mira shower over and glass shower screen. Tiled flooring. Tiled walls

### **FIRST FLOOR:**

Landing

### **Bedroom 1**

w: 3.17m x l: 3.98m (w: 10' 5" x l: 13' 1")

great size double room  
Built in storage.

### **Bedroom 2**

w: 2.34m x l: 2.93m (w: 7' 8" x l: 9' 7")

Lovely room to the back

### **Outside**

Front garden laid in paving - ideal to sit and watch the world go by.

Rear garden offers good deceptive private space. Fully enclosed and laid in concrete for low maintenance. Would be nice for table and chairs / sitting out  
outbuilding / store.

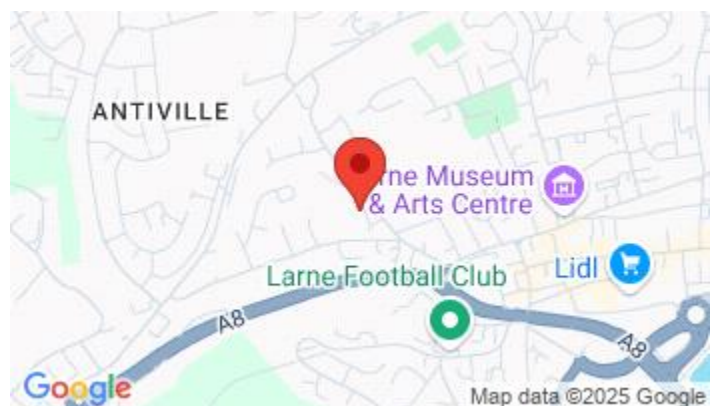
PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct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







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>	73	73
(55-68) <b>D</b>		
(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.