



BALLYCRAIGY RING, LARNE

£99,950

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

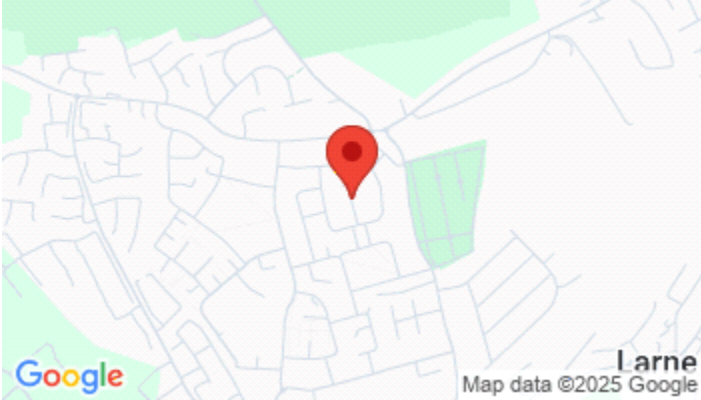
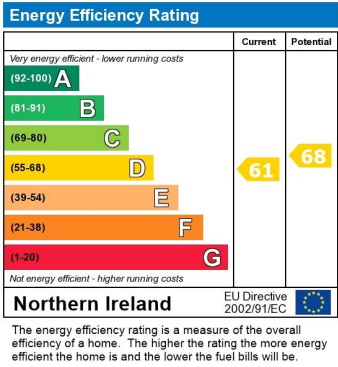
w: 1.82m x l: 1.8m (w: 6' x l: 5' 11")
Shower room with WC, sink and disability access shower. PVC panelled walls and ceilings give a fresh well maintained space

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.





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.