

36 BAY ROAD MANOR LARNE BT40 1FG



Duplex apartment

Two bedrooms

17'10 x 14'7 lounge open plan to kitchen

Kitchen boasts Walnut style shaker units

Built in oven, hob, extractor and fridge freezer

Downstairs Wc and first floor bathroom

Upvc double glazing

Gas heating system

Communal car parking

Convenient to town centre, transport links and seafront

Ideal first time buy or investment property

No ongoing chain

Offers Around £89,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



Entrance hall

Radiator, laminate wood floor, doors to

Downstairs Wc

White suite comprising low flush Wc, pedestal sink



Lounge/kitchen

Double glazed window to front and rear aspect, radiator open plan to kitchen area



Kitchen area

17'10" x 14'8"

Range of high and low level Walnut style units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, built in stainless steel oven and four ring ceramic hob with stainless steel chimney style extractor over, integrated fridge freezer, radiator

Stairs and landing

Doors to

Bedroom one

10'10" x 8'5"

Double glazed window to front aspect, radiator

Bedroom two

10'5" x 6'11"

Double glazed window to front aspect, radiator

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

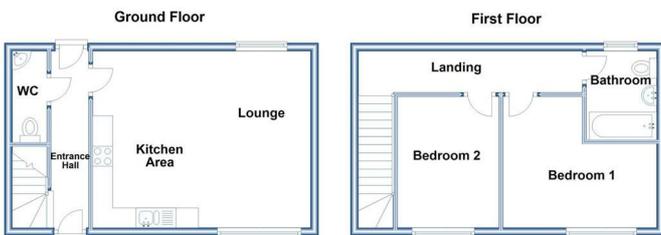
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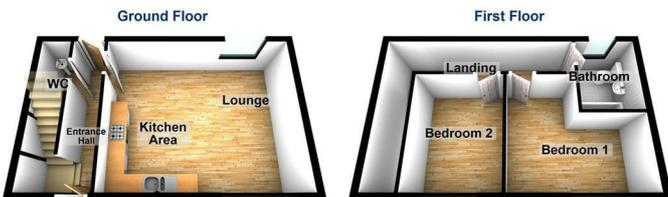
Bathroom

Double glazed window to side aspect, white suite comprising low flush Wc pedestal sink and panel enclosed bath, radiator

Floor plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.



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