

95 LARNE ROAD CARRICKFERGUS BT38 7NH



Detached house
One/two bedrooms
Master bedroom open plan to wet room shower area
Kitchen diner with white units
Dining area split level open plan to the lounge
Lounge boasts two sets of double doors to the rear garden
Staircase leading from the kitchen diner to a Mezzanine reception space/bedroom
Separate Wc and lean-to utility room
Double glazing and gas heating system
Gardens at the rear with a southerly aspect
NON STANDARD CONSTRUCTION
VIEWINGS INVITED FROM CASH PURCHASERS ONLY

Offers Around £119,950

Tenure: Freehold

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			
(69-80) C		72	72
(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	



Kitchen/diner

16'10 x 13'11

Double glazed door, double glazed window to side aspect, range of low level units with roll edge worktops, built in stainless steel oven & four ring hob, radiator, stairs to mezzanine.



Lean to utility room

Double glazed window to rear aspect, low level storage units, built in 1.5 bowl stainless steel sink & drainer with mixer tap over.





Lounge

16'10 x 11'2

Double glazed window to side aspect, two sets of double glazed double doors to rear & side aspect, radiator, wood flooring.



Mezzanine

Double glazed door to rear aspect.



Hall

Double glazed window to side aspects, wood flooring, doors to.



Wc

White suite comprising, low flush Wc, wash hand basin set on vanity unit.



Bedroom one

16'6 x 15'7

Double glazed window to front aspect, radiator, open plan to en-suite.



En-suite

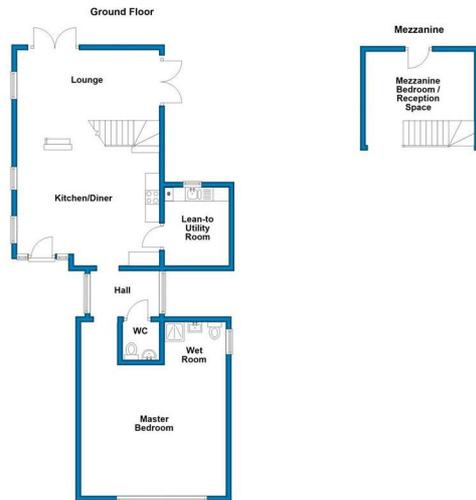
Double glazed window to side aspect, wet room style, white suite comprising, low flush Wc, wash hand basin set on vanity unit, fully tiled walls, ceramic tiled floor.



Garden & grounds

At the rear there is a garden.

Floor plan



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E: carrickfergus@ulsterpropertysales.co.uk

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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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