COLIN GRAHAM RESIDENTIAL

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110 Ballycraigy Ring, Larne, BT40 2EX

- Own-Door, Ground Floor Maisonette
- Lounge
- Bathroom; White Suite
- Private Driveway
- Convenient Location
- Two Bedrooms
- Separate Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private Rear Garden
- Ideal First Time Buy / Buy To Let

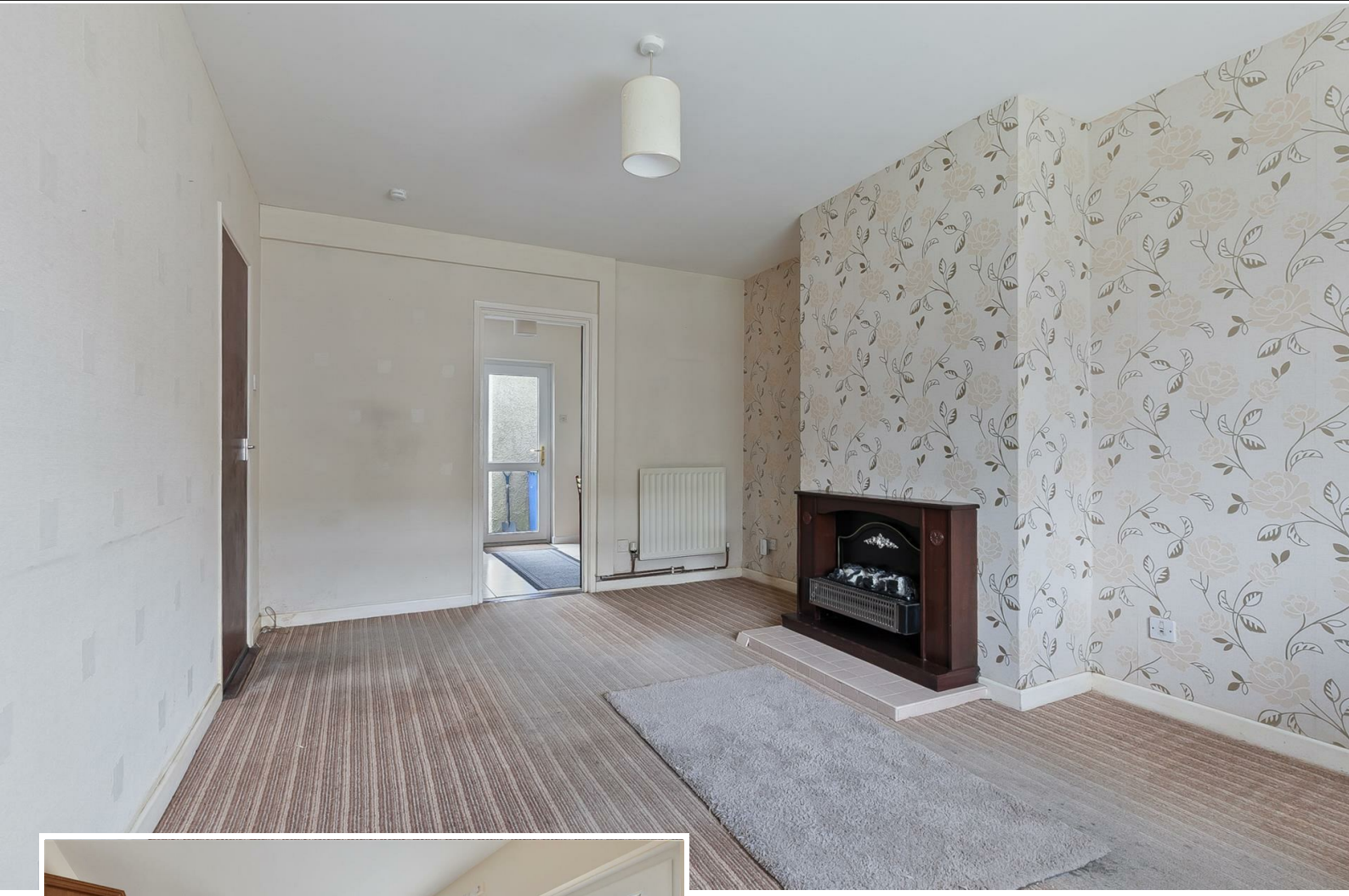
Offers Over £79,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

PRIVATE ENTRANCE HALL

PVC double glazed front door with matching side screen.

LOUNGE 15'7" x 10'10"

Focal point fireplace. Bay window to front elevation.

KITCHEN WITH INFORMAL DINING AREA 15'5" x 7'10"

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. PVC double glazed door leading to private rear garden.







BEDROOM 1 11'1" x 10'9" (wps)

BEDROOM 2 11'1" x 8'11"

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Access to large shelved store with gas fired central heating boiler.

EXTERNAL

Private driveway finished in brick pavior.
Front garden finished in lawn.
Tiled entrance canopy.
External lighting.
Fully enclosed rear garden finished in lawn.
Outside tap.
Garden store.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale





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...WE SELL HOUSES

Ground floor, own-door, maisonette style, two bedroom apartment, conveniently situated within the Ballycraigy area, off Upper Cairncastle Road, Larne.

The property comprises private entrance hall, lounge, separate kitchen with informal dining area, two well-proportioned bedrooms, and fully tiled bathroom, with white three piece suite.

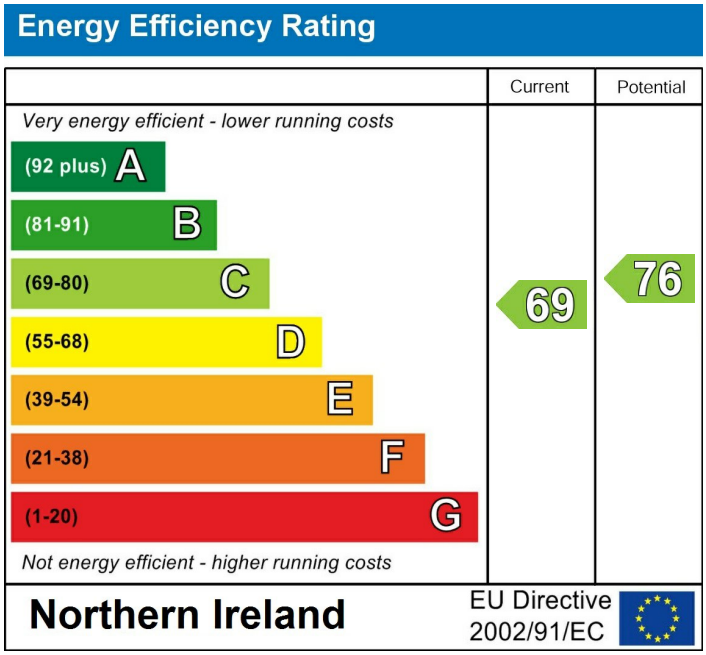
Externally, the property enjoys private driveway to front and private garden to rear.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early interest highly recommended.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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