



23 Fairway, Larne, BT40 2BB

- End Terrace Property
- Bay Fronted Lounge
- Fully Tiled Bathroom; White Suite
- PVC Double Glazing
- Rural Views
- Four Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Gardens Front & Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £79,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell to first floor. Access to under stairs store.

#### BAY FRONTED LOUNGE 16'8" x 12'2" (wps)

Bay window to front elevation. Open fire in tiled fireplace, with matching hearth and contrasting surround. Back boiler link up system.



## **KITCHEN WITH INFORMAL DINING AREA 14'9" x 10'5"**

Modern fitted kitchen with range of high and low level storage units with contrasting, marble effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Elevated rural views. Cooker point with extractor hood over. Plumbed for automatic washing machine. Space for tumble dryer. Twin glass fronted display cabinets. Built in store. Part tiling to walls. Tiled floor. PVC double glazed door to rear garden.

## **FULLY TILED BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath.

## **FIRST FLOOR**

### **LANDING**

Access to hot press and roof space.

### **BEDROOM 1 12'0" x 8'3"**

### **BEDROOM 2 12'10" x 10'7" (wps)**

Elevated rural views to rear.

### **BEDROOM 3 10'3" x 7'2"**

Elevated rural views to rear.

### **BEDROOM 4 8'11" x 7'11" (plus recess)**

Wood laminate floor covering.

## **EXTERNAL**

Front garden, finished in lawn.

Entrance canopy.

External lighting.

PVC fascia.

Large, fully enclosed rear garden, finished mainly in lawn.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

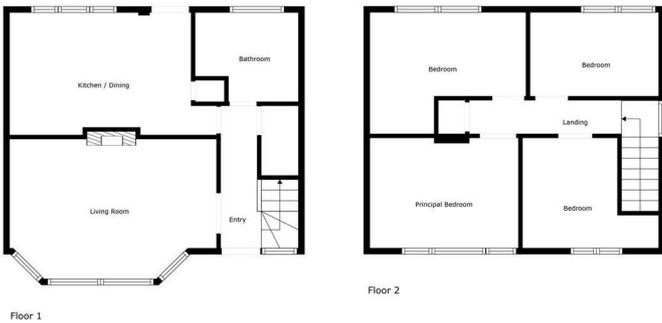
Outside tap.

Elevated rural views.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

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.





Sizes And Dimensions Are Approximate. Actual May Vary.

**Well presented, spacious, four bedroom end terrace property, situated off the Linn Road, Larne. The property comprises entrance hall, bay fronted lounge, kitchen with informal dining area, fully tiled bathroom and four, well-proportioned first floor bedrooms. Externally, the property enjoys gardens front and rear. Other attributes include oil heating, PVC double glazing, rural views and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>47</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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