



**Brian
Todd**
.co.uk

31 Ballysnod Road, Larne, BT40 3BZ

Price £49,950

FEATURES

- END TERRACE DWELLING
- UPVC DOUBLE GLAZING
- LOUNGE
- KITCHEN - UPPER AND LOWER LEVEL UNITS
- TWO BEDROOMS
- BATHROOM
- GARAGE
- WALLED FRONT GARDEN
- CHAIN FREE
- CASH BUYERS ONLY
- POPULAR RESIDENTIAL LOCATION

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE: 11' 10" x 8' 10" (3.61m x 2.69m)

Fireplace with open fire.

KITCHEN: 12' 11" x 7' 6" (3.94m x 2.29m)

Upper and lower level units.

First Floor

BEDROOM (1): 11' 0" x 8' 9" (3.35m x 2.67m)

BEDROOM (2): 8' 4" x 6' 5" (2.54m x 1.96m)

BATHROOM: 6' 2" x 5' 0" (1.88m x 1.52m)

Incorporating W.C., wash hand basin and bath.

Outside

GARAGE:

GARDENS:

Walled front garden.

Situated in the popular Inver district of Larne, this is an excellent opportunity for the D.I.Y.

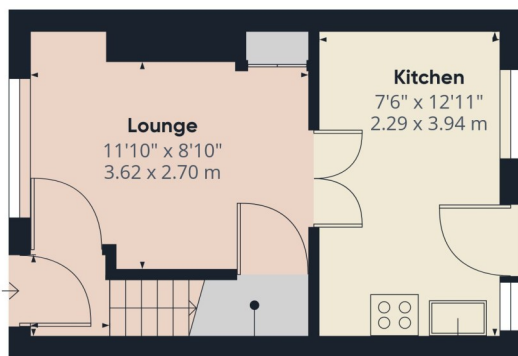
Enthusiast/Investor to acquire this end terrace property.

Lending itself to further enhancement, the property comprises of a lounge, kitchen, two bedrooms and bathroom.

Externally, the property has a yard and garage, to the rear, and to the front, a walled front garden.

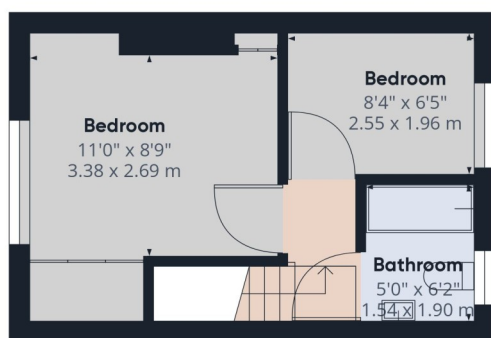
Chain Free, viewing is strictly by appointment only through Agents.





Entrance Hall
3'0" x 3'8"
0.92 x 1.14 m

Floor 0



Floor 1



Approximate total area⁽¹⁾

468.69 ft²
43.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		50 E
21-38	F		
1-20	G	6 G	



naea
propertymark

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.

028 2827 9477

2 Upper Main Street, Larne, BT40 1SX