



Brian
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.co.uk

78 Ballycraigy Ring, Larne, BT40 2ET

Offers Around £67,950

FEATURES

- **FIRST FLOOR APARTMENT**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE - LAMINATE WOOD FLOORING**
- **MODERN FITTED KITCHEN**
- **TWO BEDROOMS**
- **WHITE BATHROOM SUITE**
- **REAR GARDEN IN LAWN**
- **PAVED PARKING AREA TO FRONT**
- **GOOD INVESTMENT POTENTIAL**
- **POPULAR RESIDENTIAL LOCATION**
- **CHAIN FREE**

Situated in a popular residential area of Larne, and within easy reach of all local amenities including schools, churches and shops, this is an excellent opportunity for the first time buyer and investor alike to acquire this first floor apartment.

Comprising of a lounge, modern fitted kitchen, two bedrooms and bathroom with white suite, the property benefits, externally, with a rear garden in lawn and paved parking area, to the front.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

Stairway to:-

First Floor

ENTRANCE HALL:

LOUNGE:

Laminate wood flooring.

KITCHEN:

Range of modern upper and lower level units. Stainless steel sink unit. Space for washing machine. Fitted extractor fan.

Floor tiling.

BEDROOM (1):

BEDROOM (2):

Laminate wood flooring. Built in storage.

BATHROOM:

White suite incorporating panelled bath with shower attachment, push button W.C. and vanity wash hand basin. Part wall tiling. Floor tiling.

Outside

GARDENS:

Rear garden in lawn.

Paved parking area to the front.

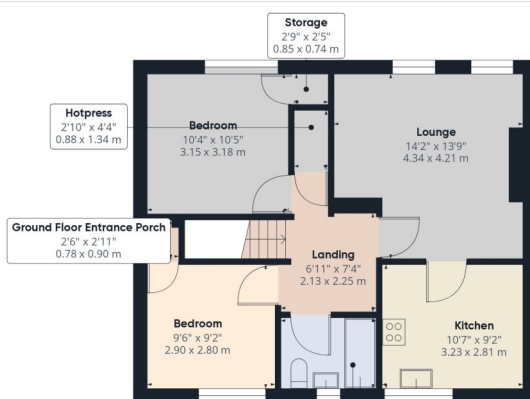




Ground Floor Entrance Porch
2'11" x 3'0"
0.91 x 0.91 m

Approximate total area[®]
633.18 ft²
58.82 m²

Floor 0



(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

Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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