Edmondson Estates

25 Olderfleet Road

Larne, BT40 1AS

Offers Around £305,000

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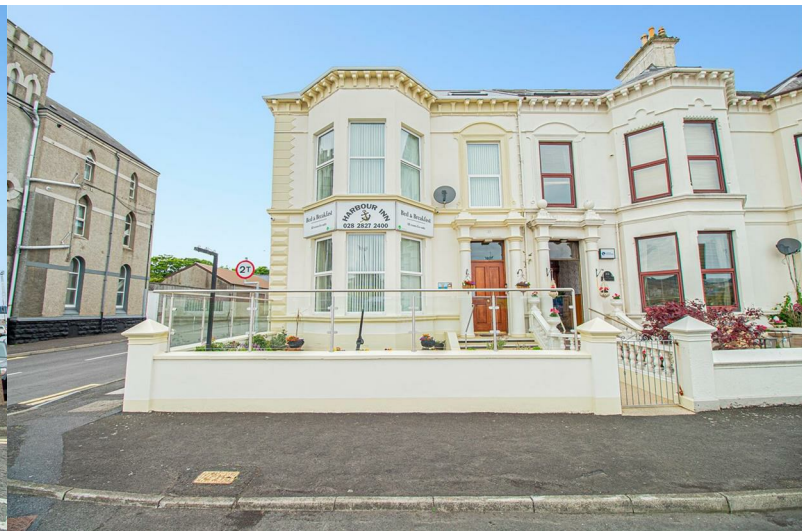

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, Larne, BT40 1AS

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GROUND FLOOR

Entrance Hall
Period style staircase.

Breakfast Room
16'4" x 18'7" (4.98 x 5.66)
Space for circa 24no. covers. Laminate flooring and bay window. Double doors to sitting room.

Sitting Room
13'0" x 13'5" (3.97 x 4.08)
1/2 wall panelling. LED spots.

Kitchen
16'3" x 13'5" (4.96 x 4.08)
Comprehensive range of modern commercial stainless steel kitchen units and shelves. Stainless steel sink, double chip pan, single fryer. Water boiler.

Larder/Store Room
11'2" x 7'9" (3.41 x 2.35)

Laundry Room
13'3" x 9'10" (4.04 x 3.00)
Plumbed for washing machine and space for tumble dryer. Stainless steel sink. Back door.

WC 1
5'9" x 4'6" (1.74 x 1.36)
WC and WHB.

WC 2
5'9" x 3'8" (1.74 x 1.13)
WC and WHB.

FIRST FLOOR
Landing.

Bedroom 1 - Rear
10'2" x 11'9" (3.10 x 3.59)

En-Suite
8'6" x 7'9" (2.6 x 2.36)
Refitted LFWC, WHB and Shower.

Laundry Store
4'8" x 7'9" (1.42 x 2.36)

Living Room - Front
16'7" x 9'10" (5.05 x 2.99)
Ceiling coving.

Bedroom 2 - Front
16'7" x 15'4" (5.05 x 4.67)

En-Suite
7'10" x 5'6" (2.38 x 1.67)
Refitted LFWC, WHB and Shower.

Bedroom 3 - Rear
13'2" x 9'10" (4.01 x 2.99)

En-Suite
8'9" x 3'3" (2.66 x 0.98)
Refitted LFWC, WHB and Shower.

SECOND FLOOR
Landing.

Bedroom 4 - Rear
8'8" x 11'9" (2.63 x 3.59)

En-Suite
4'7" x 11'9" (1.4 x 3.59)
Refitted LFWC, WHB and Shower.

Bedroom 5 - Front
11'2" x 9'8" (3.4 x 2.94)

En-Suite
5'3" x 6'0" (1.59 x 1.82)
Refitted LFWC, WHB and Shower.

Bedroom 6 - Front - Family Room
16'1" x 8'9" and 13'1" x 6'5" (4.89 x 2.66 and 3.99 x 1.96)

En-Suite
3'5" x 6'5" (1.05 x 1.96)
Refitted LFWC, WHB and Shower.

Bedroom 7
13'8" x 6'7" (4.17 x 2.00)

Tel: 02825655733

En-Suite
6'0" x 4'4" (1.84 x 1.32)

OUTSIDE
Recently hardscaped frontage and glazed balustrading for customer seating.

NB
CCTV installed and hard wired fire alarm system.
There are items that are offered by separate negotiation.
Business Accounts are available upon formal written request directly to Vendors Accountants. Mr Shaun Morgan, Morgan Accountants, 17 De Courcy Avenue, Carrickfergus, Co. Antrim. Tel: 02893369867
All enquires will be held in the strictest of confidence.

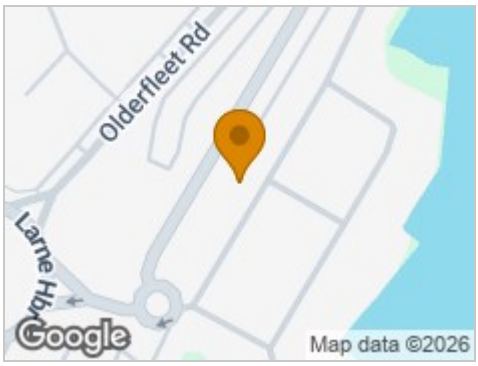
RATES
Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

VAT
All prices, outgoings etc are exclusive of, but may be subject to VAT.

Customer Due Diligence
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - http://www.legislation.gov.uk/uksi/2017/692. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with Edmondson Estates. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Edmondson Estates for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Edmondson Estates has any authority to make or give any representation or warranty in relation to this property. (iv) Edmondson Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Road Map



Hybrid Map

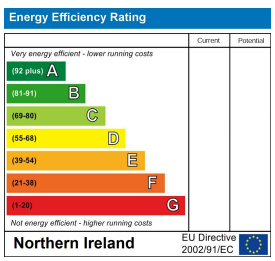
Terrain Map

Floor Plan

Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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