

Lisney

FOR SALE:

4 Bedroom Detached Property
In Desirable Area With Sea Views

120B COAST ROAD, DRAINS BAY,
LARNE, BT40 2LF



CONTACT

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Lisney
1st Floor Montgomery House
29-33 Montgomery Street
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BT1 4NX

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DETAILS

- Attractive 4 bedrooms, 3 receptions, detached house
- Sold with the benefit of vacant possession
- Garage and outbuildings with front and rear gardens
- Coastal views

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LOCATION

The property is situated along the Antrim Coast Road, it is convenient to Larne town centre as well as the North Coast and the International Airport.

From Larne town centre, head north east on Greenland Road towards Dunboye Avenue for approximately 0.4 miles, turn left onto Old Glenarm Road and travel for approximately 0.1 miles.

Turn right onto Branch Road and travel 0.2 miles, turn left onto Coast Road/A2 and travel 0.5 miles and the house is located on the left.

DESCRIPTION

This property is situated in a very desirable location along the Antrim Coast Road with scenic coastal views.

The property looks directly over the bay and has a great view of The Maidens Lighthouses. This 4 bedroom detached property is in good condition throughout but requires some modernisation and redecoration work.

In brief, the internal accommodation comprises 3 double bedrooms, 1 single bedroom, 3 reception rooms, 1 study, 1 kitchen/dining room, 2 bathrooms and a large first floor conservatory.

There are good sized gardens to the front and rear of the property. Both gardens are low maintenance. The rear garden comprises of a patio area and central flowerbed with small water feature. The front garden is laid with grass and lined with shrubs and flower beds.

The property has a large tarmac driveway with capacity for multiple vehicles. The property has a large detached garage with remote control, roller door and slate roof. There is also a good sized outbuilding and outside w/c.



ACCOMMODATION

All measured areas at the widest point

GROUND FLOOR LEVEL

Sitting Room **3.60m x 5.50m (11' 18" x 18' 0")**

Carpet, recessed spot light, views.

Sitting room **3.78m x 4.85m (12' 4" x 15' 9")**

Carpet flooring and exposed brick with patio doors to the rear of the property. One pendant light fitting.

GROUND FLOOR LEVEL (CONTINUED)

Kitchen **3.03m x 5.50m (9' 9" x 18' 0")**

Laminate flooring, wooden kitchen with high and low level units. Recessed spotlights.

Dining Room **3.05m x 2.63m (10' 0" x 8' 6")**

Partially carpeted and laminate wooden effect flooring, one pendant light fitting.

Bathroom **2.34m x 2.78m (7' 7" x 9' 1")**

Toilet, large basin sink, jacuzzi bath, adapted shower enclosure. Fully tiled walls and laminate flooring.

Front Bedroom **3.34m x 3.95m (10' 11" x 12' 10")**

Carpet flooring with mirrored slide robes. One pendant light fitting.

Store **1.26m x 0.90m (4' 1" x 2' 10")**

Outhouse **2.27m x 5.23m (7' 5" x 17' 2")**

Garage **5.10m x 5.01m (16' 7" x 16' 4")**

Remote control, roller door.

Outside bathroom **1.04m x 2.17m (3' 4" x 7' 12")**

**FIRST FLOOR LEVEL**

Bedroom 1 **3.58m x 4.50m (11' 7" x 14' 8")**

Sea views, built in wardrobes, fitted carpet, painted walls, one pendant light and 2 wall lights.

Bedroom 2 **3.30m x 1.15m (10' 8" x 3' 8")**

Fitted carpet, painted walls, pendant light.

Bedroom 3 **3.15m x 3.63m (10' 3" x 11' 9")**

Fitted carpet, painted walls, pendant light fitting.

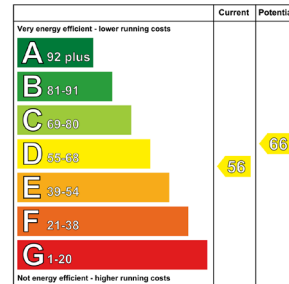
ENERGY PERFORMANCE

This property has an energy efficiency rating of: D56

Energy Performance Certificate Northern Ireland

12th, Coast Road LARNE BT40 2LF	Date of assessment: 04 April 2016 Date of certificate: 05 April 2016 Reference number: 9316-0724-6270-6924-7906 Type of assessment: RdSAP existing dwelling Accreditation scheme: Stroma Certification Assessor's name: Lisa Crossley Assessor's accreditation number: STRO023071 Employer/Trading name: Elan Environmental Ltd Employer/Trading address: 16 Looptand Grove, Belfast, County Antrim, BT6 9DA	04 April 2016 05 April 2016 9316-0724-6270-6924-7906 RdSAP existing dwelling Stroma Certification Lisa Crossley STRO023071 Elan Environmental Ltd 16 Looptand Grove, Belfast, County Antrim, BT6 9DA No related party
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Energy Efficiency Rating



The full certificate can be made available upon request.

RATES

NAV £100,000

Rates Payable (17/18) £811 PA.

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We understand the property is held on a freehold basis.

ASKING PRICE

Offers invited in the region of £225,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

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Study 2.61m x 2.32m (8' 6" x 7' 6")

Fitted carpet, painted walls, pendant light fitting, entry to the sun room.

Bathroom 2.07m x 2.62m (6' 8" x 8' 6")

Toilet, sink, bath, lino floor covering.

Sun Room 3.21m x 11.15m (10' 5" x 36' 6")

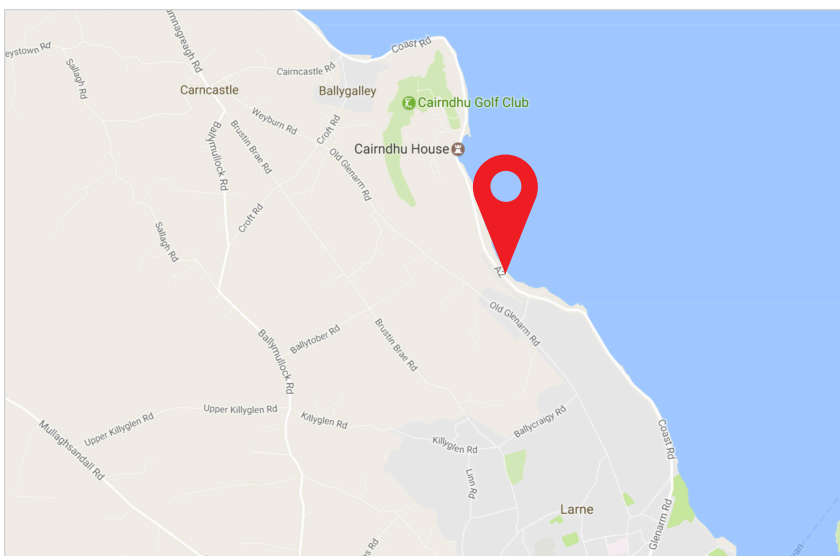
Fitted carpet, overlooks rear garden, 3 wall lights.



FEATURES

- Oil fired central heating
- Close to a variety of amenities
- PVC double glazed windows and doors

LOCATION



The Directors of Lisney for themselves and for the vendors or lessors of this thius this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.