

# Lisney

FOR SALE:

4 Bedroom Detached Property  
In Desirable Area With Sea Views

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



## CONTACT

Robyn Laird or Olivia Martin  
028 9050 1501  
rlaird@lisney.com  
omartin@lisney-belfast.com

**Lisney**  
1st Floor Montgomery House  
29-33 Montgomery Street  
Belfast  
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

[WWW.LISNEY.COM](http://WWW.LISNEY.COM)

## 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.

**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")*

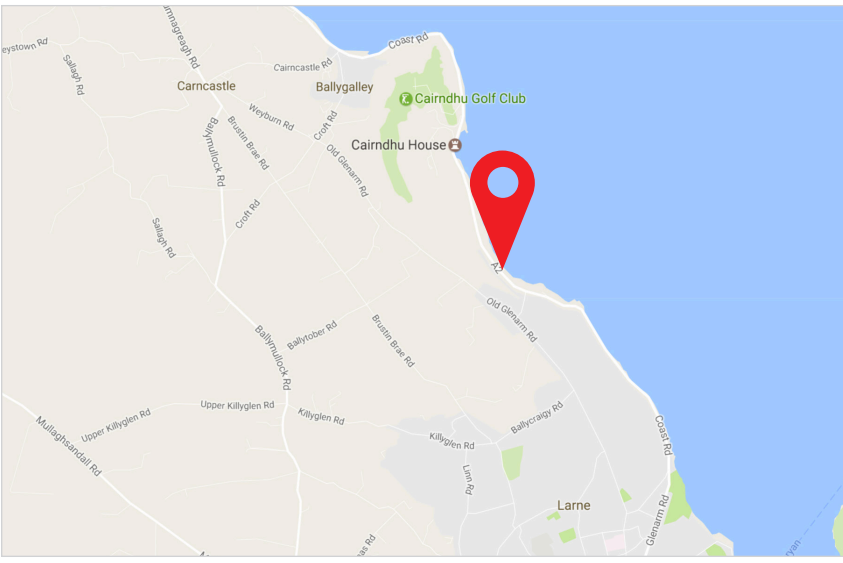
Fitted carpet, over looks rear garden, 3 wall lights.



**FEATURES**

- Oil fired central heating
- Close to a variety of amenities
- Double glazed windows

**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.*

**ENERGY PERFORMANCE .....**

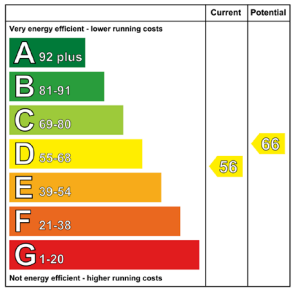
*This property has an energy efficiency rating of: D56*

**Energy Performance Certificate** Northern Ireland

120b, 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  
 Related party disclosure: No related party

**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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