



**Brian
Todd**
.co.uk

222 Coast Road, Ballygally, Larne, BT40 2QQ

Offers Around £375,000

FEATURES

- **PROMINENTLY POSITIONED DETACHED BUNGALOW**
- **OIL FIRED CENTRAL HEATING - GRANT CONDENSING MODULE BOILER**
- **UPVC DOUBLE GLAZING**
- **ABACUS ALARM SYSTEM**
- **INSTALLED**
- **PANORAMIC FAR REACHING COASTAL AND RURAL VIEWS**
- **TWO RECEPTION ROOMS - BOTH WITH MULTIFUEL STOVES**
- **KITCHEN**
- **COVERED UTILITY AREA TO THE REAR**
- **THREE BEDROOMS**
- **NEWLY INSTALLED WHITE BATHROOM SUITE**
- **GARAGE - LONG TARMAC DRIVEWAY WITH PARKING FOR SEVERAL CARS**
- **SPACIOUS REAR GARDEN IN LAWN**
- **WALLED FRONT GARDEN IN LAWN**

Occupying a commanding position along the highly sought after stretch of the famous Antrim Coast Road, in the picturesque seaside hamlet of Ballygally, this excellent detached bungalow offers a rare opportunity to acquire a home in one of the area's most desirable coastal settings.

Enjoying panoramic views across the surrounding countryside, the North Channel, the stunning Glens of Antrim and as far as Scotland, the property provides bright and comfortable living accommodation throughout.

Internally, the home comprises a spacious lounge with feature windows designed to maximise the breathtaking outlook, a separate living room, fitted kitchen, three well proportioned bedrooms and a family bathroom.

Externally, the property is complemented by a generous rear garden laid in lawn, a walled front garden also in lawn, a detached garage and a long tarmac driveway providing ample parking for several vehicles.

Homes in this prestigious and scenic location rarely remain on the market for long. Early viewing is highly recommended and strictly by appointment through the selling agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH: Original floor tiling.

ENTRANCE HALL: With feature picture rail.

LOUNGE: Feature brick wall fireplace with "Henly Sherwood" Eco multifuel burning stove. Decorative covered ceiling. Twin windows, which afford panoramic views to the North Channel, Glens of Antrim, surrounding area and Scotland.

LIVING ROOM: With "Henly Aran" Eco multifuel burning stove. Picture rail.

KITCHEN: Fitted units. Stainless steel sink unit. Plumbed for automatic washing machine.

COVERED UTILITY AREA: A useful area, which provides access to the rear garden.

BATHROOM: Recently installed white suite with RAK ceramics. Traditional "Washington" push button W.C., pedestal wash hand basin with Victorian style chrome taps, and bath with "MIRA SPORT AIRBOOST" electric shower and screen. Wall tiling.

BEDROOM (1): Panoramic views to the surrounding area, The North Channel, Glens Of Antrim and Scotland.

BEDROOM (2): With feature picture rail.

BEDROOM (3): Decorative picture rail.

First Floor

ROOFSPACE: Accessed via a recently installed "Keylite 3 - section" timber loft ladder.

Outside

GARAGE: Long tar mac driveway with parking for several cars.

GARDENS: Spacious rear garden in lawn. Walled front garden in lawn which affords panoramic views to the surrounding area, The North Channel, Glens of Antrim and Scotland.



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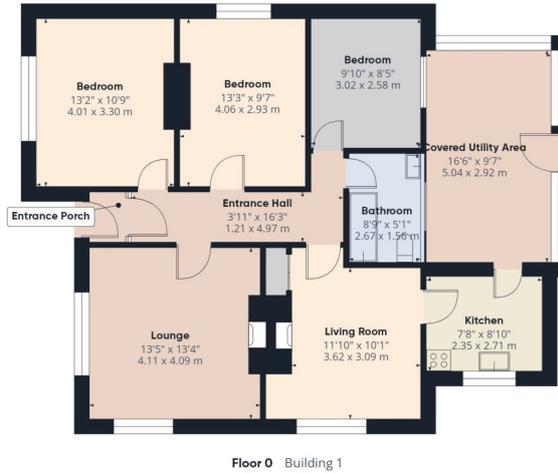
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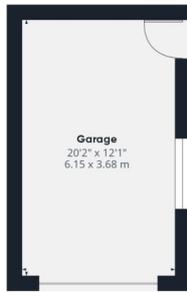
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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1271 ft²
118.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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