



**Brian
Todd**
co.uk

87 Coast Road, Larne, BT40 1TZ

Price £225,000

FEATURES

- **DECEPTIVELY SPACIOUS DETACHED FAMILY HOME**
- **PROMINENT ANTRIM COAST ROAD LOCATION**
- **STUNNING UNINTERRUPTED COASTAL VIEWS TO THE NORTH CHANNEL, THE MAIDENS, BALLYGALLY HEAD AND SCOTLAND**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **SPACIOUS SPLIT LEVEL LOUNGE/ DINING ROOM**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SEPARATE UTILITY ROOM**
- **DOWNSTAIRS BATHROOM - MODERN WHITE SUITE**
- **THREE BEDROOMS - ONE TO GROUND FLOOR**
- **UPPER FLOOR SHOWER ROOM - MODERN WHITE SUITE**
- **GARAGE - THROUGH DUAL DOORS**
- **TARMAC DRIVEWAY**
- **RAISED FRONT GARDEN IN FLAGGING**
- **REAR GARDEN IN LAWN**
- **CHAIN FREE**

Set in a truly exceptional waterfront position along the iconic Antrim Coast Road, this deceptively spacious detached family home offers an outstanding opportunity to enjoy coastal living at its finest. Boasting uninterrupted panoramic views across the North Channel, with striking vistas of The Maidens, Ballygally Head and even the distant coastline of Scotland, the setting is nothing short of spectacular. Inside, the property is well presented and thoughtfully laid out, offering bright and versatile accommodation ideal for modern family life.

A welcoming entrance hall leads to a spacious split level lounge and dining area, enhanced by wood flooring and designed to maximise both comfort and the surrounding views. The modern fitted kitchen comes complete with integrated appliances, complemented by a separate utility room for added convenience. The ground floor also features a contemporary bathroom finished with a white suite, alongside three bedrooms. Upstairs, a stylish shower room completes the internal layout. Externally, the home continues to impress with a garage featuring dual access doors, a raised flagged front garden bordered by mature hedging, and a tarmac driveway. A neat rear garden laid in lawn offers additional outdoor space for relaxation.

Offered chain free, this superb coastal home is sure to appeal to a wide range of buyers. Early viewing is highly recommended and strictly by appointment through the selling agents.

(All prospective purchasers should be aware of the rear garden boundary as detailed with the accompanying map and cordon)

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL: A bright welcoming reception area with spindled stairway. Wood flooring.

LOUNGE/DINING AREA: A spacious split level family room, with wood flooring and feature fireplace. Stunning coastal views.

KITCHEN: Modern fitted kitchen incorporating integrated hob, oven and canopy style extractor fan. Floor tiling. Again, stunning coastal views.

UTILITY ROOM:

BEDROOM (1): Wood flooring. Fitted robes.

BATHROOM: Modern white suite incorporating push button W.C., wash hand basin and bath. Wall and floor tiling.

First Floor

BEDROOM (2): Wood flooring. Fitted robes. Stunning coastal views.

BEDROOM (3): Wood flooring. Stunning coastal views.

SHOWER ROOM: White suite incorporating push button W.C., vanity wash hand basin and separate shower cubicle. Wall and floor tiling.

Outside

GARAGE: With dual through doors.

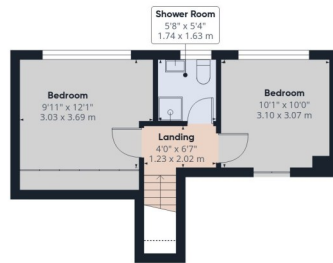
GARDENS: Raised flagged front garden with boundary hedging.

Rear garden in lawn benefiting from superb uninterrupted





Floor 0



Floor 1

Approximate total area⁽¹⁾
 1281 ft²
 119.2 m²

Reduced headroom
 18 ft²
 1.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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	64 D	
39-54	E		
21-38	F		
1-20	G		



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