



**Brian
Todd**
co.uk

52 Coastguard Road, Larne, BT40 1AU

Offers Around £164,950

FEATURES

- **DECEPTIVELY SPACIOUS THREE STOREY MID TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING - NEW BOILER INSTALLED**
- **UPVC DOUBLE GLAZING**
- **SPACIOUS LOUNGE - BAY WINDOW**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **FOUR BEDROOMS**
- **MODERN WHITE BATHROOM SUITE - SEPARATE SHOWER CUBICLE**
- **WALLED FRONT GARDEN IN LAWN**
- **ENCLOSED FLAGGED PATIO FEATURE TO THE REAR**
- **ACCESS BEYOND WITH VIEWS TO LARNE LOUGH**
- **POPULAR RESIDENTIAL LOCATION**

Situated in the highly sought after Harbour district of Larne, this deceptively spacious three storey mid townhouse offers an excellent opportunity for discerning buyers seeking both convenience and comfort.

Ideally located, the property provides easy access to Larne Port, the Harbour Highway, the main A8 Larne to Belfast Road, and the town centre, making it perfect for commuters and families alike.

Internally, the home is well presented and thoughtfully laid out, offering bright and comfortable living accommodation throughout. The ground floor features a generous lounge complete with a decorative divide and an attractive bay window, creating a warm and inviting space. A modern fitted kitchen with integrated appliances enhances the home's practicality and style. The property boasts four well proportioned bedrooms spread across three floors, along with a contemporary bathroom fitted with a modern white suite.

Externally, the home benefits from a walled front garden laid in lawn, while the rear offers a private enclosed flagged patio area with additional access beyond, ideal for outdoor relaxation or entertaining.

This well maintained family home is sure to impress a wide range of buyers. Early viewing is highly recommended and strictly by appointment through the selling agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE: A spacious bright room, with bay window feature. High mantle fireplace with open fire. Laminate wood flooring. Decorative archway divide.

KITCHEN: Modern range of fitted upper and lower level units, incorporating breakfast bar. Integrated electric hob, oven, canopy style stainless steel extractor fan and fridge/freezer. Stainless steel sink unit. Plumbed for automatic washing machine. Laminate wood flooring. Decorative P.V.C. walls.

First Floor

BEDROOM (1): Views to the Port of Larne.

BEDROOM (2):

BATHROOM: Modern white suite incorporating W.C., wash hand basin, corner bath and separate shower cubicle. Floor tiling.

Second Floor

BEDROOM (3): Views to Port of Larne.

BEDROOM (4):

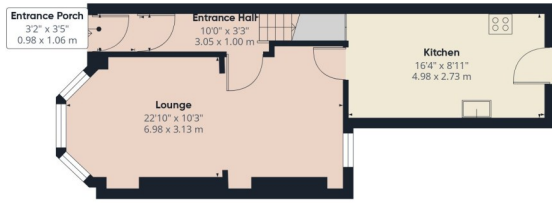
Outside

GARDENS: Walled front garden in lawn.

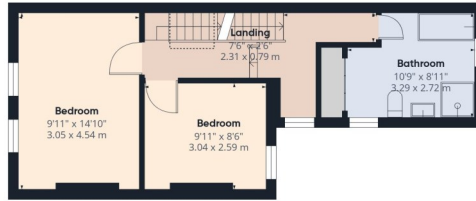
Enclosed flagged patio area to the rear with access beyond.

Views to the Lough from rear.

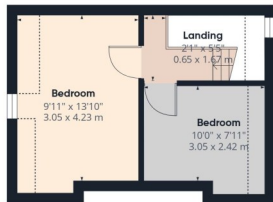




Floor 0



Floor 1



Floor 2



Approximate total area^m
 1096 ft²
 101.8 m²
Reduced headroom
 35 ft²
 3.3 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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