



## CHANNEL VISTA, GLENARM, BALLYMENA OFFERS OVER £290,000

A beautiful recently upgraded and extended coastal bungalow offering uninterrupted sea views, landscaped gardens, and stylish interiors. This charming three-bedroom home, on a spacious plot with parking, enjoys a prime position along Glenarm's iconic seafront, on the famous Causeway Coastal Route

Glenarm is a picturesque coastal village situated in the famous Nine Glens of Antrim.

In recent years, it has become a very popular tourist destination as it has something for everyone! From it's Fairytale Castle, many coastal and forest walks to enjoy, and a variety of quaint shops and eateries, the village oozes historical charm.

The bungalow is less than a one minute walk to the beach, and strolling distance to the marina, shops and amenities, forest, castle and many other attractions.

This property will appeal to local families, couples and those living elsewhere looking to enjoy coastal living with the sea literally on your doorstep!!! Early viewing is highly recommended as we expect a high level of interest in the property.

Stunning and Elegant throughout  
Front Line coastal living on one floor !!  
Lounge with outstanding sea views  
Kitchen / Dining / Snug  
Utility  
Three good Double Bedrooms  
Two Bathrooms  
Triple glazing to Front  
Beautiful decor and quality finishes  
Ample parking  
Extensive gardens to rear offering loads of potential to any keen gardener!  
Viewing strictly by appointment through agent

### **Entrance hall**

Bright entrance hallway with wood-effect flooring and vertical wood slat wall detail. Triple-glazed composite front door with stained glass and side panel. Ceiling hatch provides access to loft storage.

### **Living room**

w: 3.56m x l: 3.97m (w: 11' 8" x l: 13' )

Front-facing reception room with large picture window offering panoramic sea views. Features an attractive open fireplace, built-in shelving, and light wood-effect flooring.

### **Kitchen/diner**

w: 3.99m x l: 6.97m (w: 13' 1" x l: 22' 10")

Spacious open-plan kitchen and dining area with a wide rear window and glazed door leading to the garden. Fitted with a double NEFF oven (electric), and induction hob. Painted shaker-style units and light wood effect flooring, enhancing to the coastal feel

### **Utility**

w: 1.67m x l: 1.88m (w: 5' 6" x l: 6' 2")

Spacious utility with white tiles walls and wood-effect flooring. Plumbed for washing machine and dryer.

### **Bedroom 1**

w: 3.13m x l: 3.16m (w: 10' 3" x l: 10' 4")

Great size with built-in wardrobe storage.

### **Bedroom 2**

w: 3.17m x l: 2.73m (w: 10' 5" x l: 8' 11")

another well-sized double bedroom

### **Bathroom**

w: 2.73m x l: 2.23m (w: 8' 11" x l: 7' 4")

Fully tiled bathroom with panelled bath, electric shower in enclosed cubicle, vanity sink unit, and low-flush WC. Features an opaque glazed window and wood-effect vinyl flooring.

### **Rear hall**

w: 1.08m x l: 2.17m (w: 3' 7" x l: 7' 1")

### **Bedroom 3**

w: 3.06m x l: 3.46m (w: 10' x l: 11' 4")

Recently converted to a third large bedroom offers excellent sea views through a large triple-glazed window, with additional natural light from a rooflight. Finished with wood-effect flooring.

### **Shower**

w: 2.17m x l: 1.76m (w: 7' 1" x l: 5' 9")

Modern shower room with rainfall shower and floor-to-ceiling marble-effect tiling in the shower area. Includes a feature glass basin on vanity unit, WC, circular port-hole window, and wood-effect flooring.

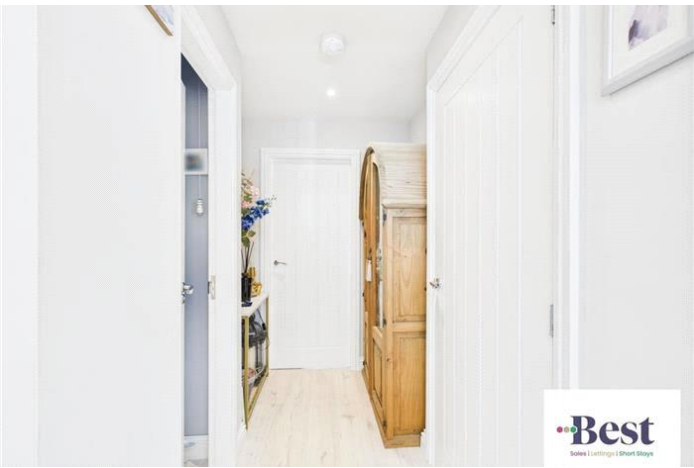
### **Outside**

The front of the property is laid in brick paving and provides ample off-street parking. Low-level boundary walls frame uninterrupted sea views across the stunning Coastline

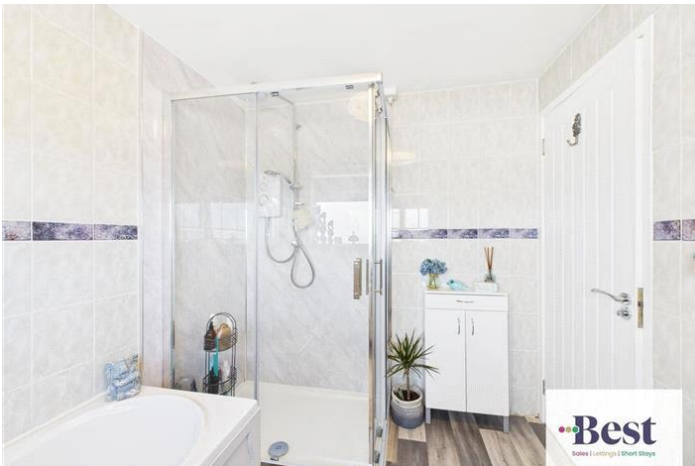
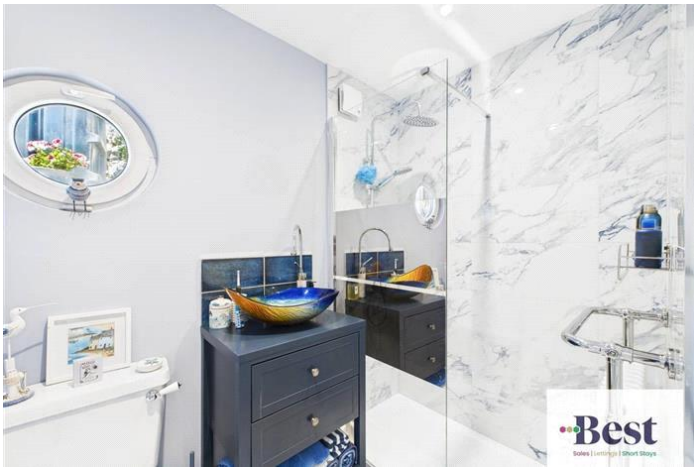
To the rear is a private, enclosed garden with patio, planting beds, and a stepped path leading to a raised seating area. A pleasure and retreat for any gardener.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.



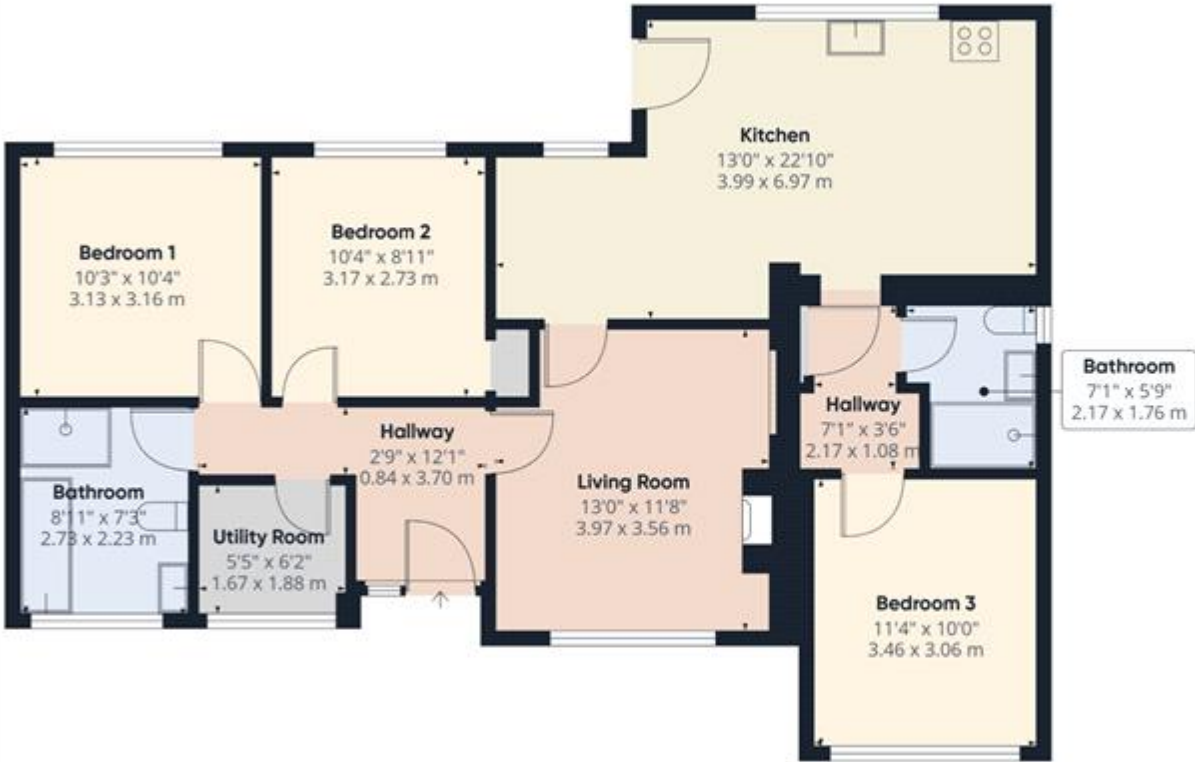












Approximate total area<sup>1</sup>  
935 ft<sup>2</sup>  
86.9 m<sup>2</sup>

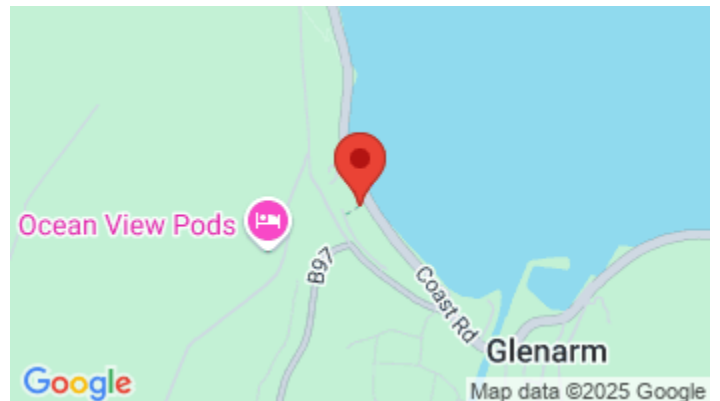
(1) Excluding balconies and terraces

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

CIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.