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.co.uk

**234 Coast Road, Ballygally, Larne, BT40 2QQ**

**Offers Around £374,950**

## FEATURES

- **EXTENDED SEMI DETACHED VILLA**
- **PROMINENT SEAFRONT LOCATION**
- **UNINTERRUPTED PANORAMIC VIEWS TO THE BAY, GLENS OF ANTRIM, NORTH CHANNEL AND SCOTLAND**
- **OIL FIRED CENTRAL HEATING - RECENTLY INSTALLED GRANT EUROFLAME CONDENSING BOILER**
- **UPVC DOUBLE GLAZING**
- **LOUNGE - STUNNING FAR REACHING COASTAL VIEWS**
- **RECENTLY RENOVATED AND EXTENDED KITCHEN/FAMILY ROOM AND SUN ROOM**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **DOWNSTAIRS SHOWER/WET ROOM WITH UTILITY AREA**
- **FOUR BEDROOMS**
- **WHITE BATHROOM SUITE - SEPARATE SHOWER CUBICLE**
- **GARAGE WITH ROLLER DOOR**
- **MODERN PATIO FEATURE TO THE REAR**
- **WALLED FRONT GARDEN LAID TO LAWN AND FEATURING MATURE SHRUBS AND PLANTS**
- **STUNNING LOCATION**
- **CHAIN FREE**

Rarely do properties avail the Open Market, from along this highly desirable stretch of the famous Antrim Coast Road.

Affording breathtaking panoramic views to Ballygally Bay, the North Channel, Glens of Antrim and Scotland, this is a superb opportunity for the discerning purchaser to acquire this cleverly extended semi detached villa.

Offering excellent, family living accommodation, the property comprises of a lounge, modern fitted kitchen with integrated appliances, family room, sun room, downstairs shower room/utility area, family bathroom and four bedrooms.

Externally, the property, to the rear, benefits from a garage, low maintenance patio feature, and to the front, a spacious walled garden in lawn with mature shrubs and plants.

## THE PROPERTY COMPRISES:

### Ground Floor

**ENTRANCE PORCH:** Floor tiling.

**ENTRANCE HALL:** Front door with stained glass feature.

**LOUNGE:** Benefiting from superb large, front and side picture windows, this excellent room, affords stunning views to Ballygally Bay, the North Channel, Glens of Antrim and Scotland, and if you are lucky, the dolphins, will grace you with their presence in the bay. High mantle fireplace with open fire. Decorative ceiling cornice and rose.

**KITCHEN/FAMILY ROOM:** An extended part of this beautiful family home. The family area has a high mantle fireplace with open fire, floor tiling and spot lighting, which integrates into the modern kitchen, which has a wide range of upper and lower level units, integrated appliances, including hob, "eye" level oven, extractor fan, microwave, dishwasher and fridge/freezer. Stainless steel sink unit. Spot lighting. Floor tiling. Through to:-

**SUN ROOM:** A bright area, with plenty of light from sky windows and large picture windows. Floor tiling and spot lighting. An excellent area for relaxing.

**SHOWER ROOM:** Again, a cleverly extended area, with feature walk in wet cubicle, push button W.C. and vanity wash hand basin. Also benefiting from a small utility area, which is plumbed for an automatic washing machine and space for tumble dryer. Floor tiling. Spot lighting.

### First Floor

**LANDING:** Original handrail to stairway. Access to roof space.

**BEDROOM (1):** Complete with decorative ceiling cornice, this room affords far reaching coastal views.

**BEDROOM (2):**

**BEDROOM (3):** Hotpress. This room may be used as a study, if required.

**BEDROOM (4):** Complete with decorative picture rail.

**BATHROOM:** White suite incorporating cast iron bath, wash hand basin and W.C. Part wall tiling. Floor tiling. Separate shower cubicle.

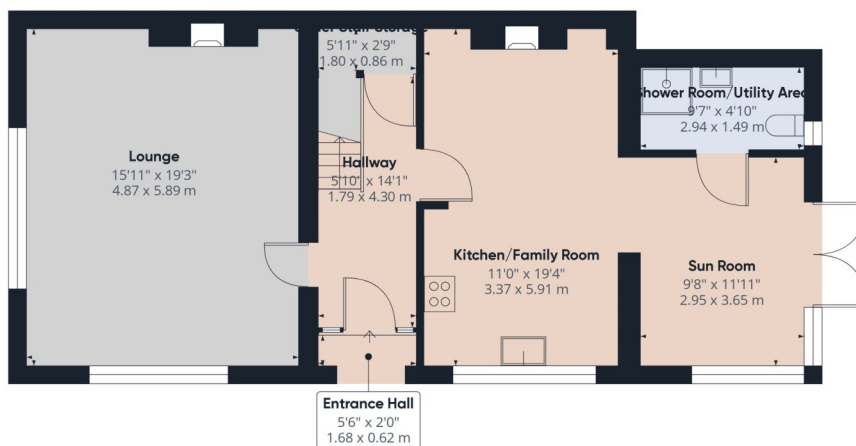
### Outside

**GARAGE:** With roller door.

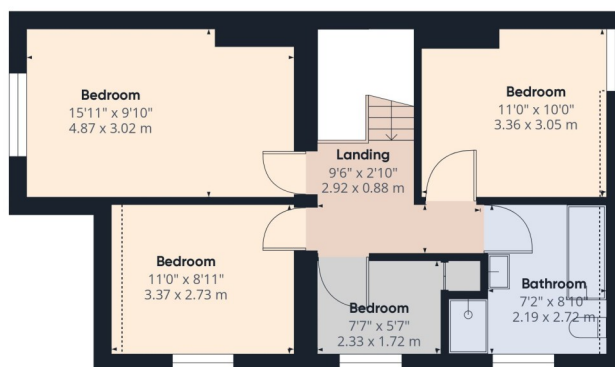
**GARDENS:** Small modern patio feature to the rear.

Spacious walled front garden in lawn with mature shrubs and plants. Again, the garden area affords beautiful far reaching panoramic coastal views.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

999.21 ft<sup>2</sup>  
92.83 m<sup>2</sup>

**Reduced headroom**

11.52 ft<sup>2</sup>  
1.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		



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