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18 Coast Road, Larne, BT40 1UZ









- **Semi Detached Cottage**
- **2 Bedrooms**
- **Open Plan Lounge with Dining Aspect**
- **Superb Elevated Site With Panoramic Sea Views**
- **Extensive Site to Rear With Potential For Raised Terrace / Summer House**
- **Oil Fired Central Heating/ Double Glazed Windows / Rewired**
- **Certified Tourist Board Approved**
- **Modern Fitted Kitchen / Modern Bathroom**
- **Highly Desirable Coastal Location**

Offers In The Region Of £149,950

Situated on a superb elevated site with stunning uninterrupted panoramic sea views. This charming semi detached cottage is an ideal purchase for an investor, downsizer or the purchaser who is looking for a 2nd home for weekend getaways at a realistic price. Internally, the property comprises open plan lounge with informal dining aspect, modern fitted kitchen, two bedrooms and modern shower room. Externally, the property has a private, enclosed rear garden with outside store and extensive grounds that extend up the hill at the rear that are ideal for a variety of uses such as a raised decked / terrace area or summer house that will enjoy far reaching coastal views. The property is tourist board approved and has recently been modernised internally. Viewing is highly recommended and is strictly by appointment only through Agents.

ACCOMMODATION

ENTRANCE HALL

LOUNGE 17'8" x 9'8"
Feature fireplace. Dual window aspect enjoying stunning uninterrupted sea views extending towards the North Channel, The Maidens and Scotland.

MODERN KITCHEN 9'7" x 6'7"
Equipped with a range of high and low level fitted units with contrasting worksurfaces. Integrated gas hob with overhead extractor fan and electric under oven. Stainless steel sink unit. Part wall tiling. Floor tiling. Towel radiator. Pvc double glazed door to rear.

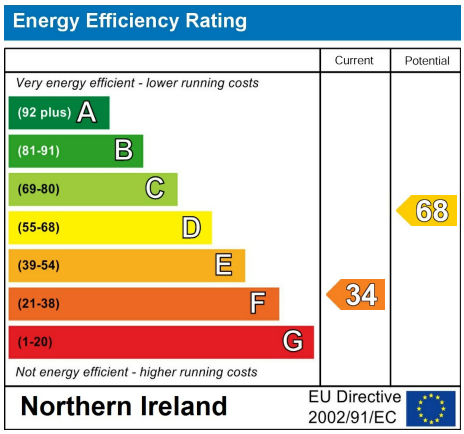
BEDROOM 1 14'9" x 8'6"
Enjoying stunning uninterrupted sea views.

BEDROOM 2 9'6" x 6'7"

MODERN SHOWER ROOM
Comprising white suite w.c, pedestal wash hand basin and separate fully tiled shower cubicle. Part wall tiling.

OUTSIDE
Low maintenance front garden in decorative pebbles. Outside store to rear with access to extensive rear garden currently overgrown offering great potential for a variety of uses such as raised decked area / terrace / summer house.





IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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