

33 Coastguard Road, Larne, BT40 1AU



- Attractive Extended Cottage Style Terrace
- 3 Bedrooms
- Open Plan Lounge With Casual Dining Aspect
- Luxury Contemporary Kitchen
- Ground Floor Family Bathroom
- Beautifully Presented Throughout
- PVC Double Glazing
- Gas Central Heating
- Large Enclosed Private Rear Garden With Open Aspect
- Fully Floored And Sheeting Roof Space/ Perfect Home Office

PRICE Offers Over £99,950

Beautifully presented throughout this extended 3 bedroom cottage style terrace has been comprehensively modernised by the present vendors enjoying a spacious open plan lounge with casual dining aspect with feature open tread staircase, a luxury contemporary kitchen in matt finish with integrated appliances and a large private enclosed garden to rear with open aspect. Perfect for the first time buyer or young families searching for a home in a popular harbour location, close to the town centre, schools and Promenade.

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12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

PVC double glazed front door into:

ENTRANCE PORCH

Entrance door into:-

OPEN PLAN LOUNGE WITH CASUAL DINING ASPECT 20'9" x 11'6"

Attractive fireplace with wooden surround and tiled slate hearth. Laminate flooring. Feature open tread staircase to first floor.

LUXURY CONTEMPORARY KITCHEN 12'3" x 7'3"

Equipped with a comprehensive range of low level modern fitted units in matt finish with contrasting work surfaces. Coordinating single drainer colour coded Franke sink unit with mono bloc tap. Integrated eye level double oven with separate electric 4 ring hob and concealed overhead extractor fan. Complementary rustic zellige wall tiles. Integrated fridge/ freezer. Plumbed for washing machine. Plumbed for dishwasher. Quickstep luxury vinyl tiled flooring.

REAR HALL

GROUND FLOOR FAMILY BATHROOM

Comprising panelled bath with electric shower unit over and folding shower screen, low flush w.c. and pedestal wash hand basin. Part tiled walls. Tiled floor.

FIRST FLOOR

LANDING

Access to floored and sheeted attic space via foldaway steps. Skylight window. Under eaves storage.

BEDROOM 1 11'8" x 10'3"

At max. Laminate flooring.

BEDROOM 2 10'3" x 8'6"

At max. Laminate flooring.

BEDROOM 3 11'0" x 7'6"

At max. Laminate flooring.

FIRST FLOOR W.C

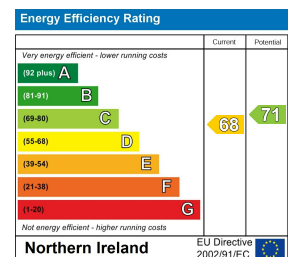
Pedestal wash hand basin with tiled splashback and button flush w.c. with utility cupboard housing gas boiler. Space for a tumble dryer.

OUTSIDE

Neat walled garden to front.

Extensive private courtyard garden to rear in part neat lawn.

Large crazy paved patio/ terrace area. Perfect for family barbeques.



IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.



T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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