



Instinctive
Excellence
in Property.

For Sale

Two Bedroom Mid Terrace House
Sold Subject to Existing Tenancy

46 Bryan Street
Larne
Co. Antrim
BT40 1QS

RESIDENTIAL



RESIDENTIAL

Location

The property is located on Bryan Street, in an excellent location close to the town centre and Dixon Park. The property is in close proximity to numerous local amenities including shops, schools and benefits from good transport links to the surrounding area.

Location Map



Description

This is a mid-terrace two storey house with small front garden and enclosed rear yard. The house is of traditional construction with red brick exterior and covered with a slate roof. Internally the house provides a living room, kitchen, two bedrooms and bathroom. The house benefits from gas fired central heating, double glazing and is in good order.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Accommodation
Kitchen	2.34 m x 4.24 m
Living Room	3.42 m x 4.23 m
Bedroom 1	3.26 m x 3.17 m
Bedroom 2	3.46 m x 2.25 m
Bathroom	1.88 m x 2.36 m
Total Net Internal Area	67 sq m (721 sq ft)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	60 D
39-54	E		
21-38	F		
1-20	G		

Tenancy

We understand the property is currently occupied at rent of £4,740 per annum.

Guide Price

Guide Price: £75,000

Note: Viewing by appointment only.

Rates

We have been advised by the Land and Property Services of the following rating information:

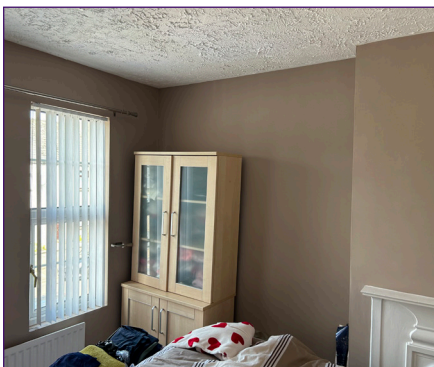
Capital Value:	£42,000
Rate in the £ for 2024/2025:	£0.010337
Estimated rates payable:	£434.15

VAT

All figures quoted are exclusive of and may therefore be liable to VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



GAVIN CLARKE: 📞 028 9027 0031 📠 079 6817 9888 ✉ gavin.clarke@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

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