

## 80 Coast Road, Larne, BT40 1TZ



**PRICE Offers Around  
£220,000**

*Positioned on a prime site enjoying superb uninterrupted sea views. This Detached Chalet offers an excellent opportunity to purchase a property within a well regarded location that has been priced to allow for modernisation. The accommodation briefly comprises 3 bedrooms, 1 reception, kitchen and bathroom. The first floor however offers an excellent opportunity for further accommodation subject to the appropriate planning approvals. With homes by the sea in high demand an early viewing is advised.*

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- **Detached Chalet Villa**
  - **3/2 Bedrooms**
  - **1/2 Receptions**
- **Superb Uninterrupted Views Over The Irish Sea**
- **Potential For First Floor Accommodation (Subject to Planning)**
  - **Highly Sought After Location**
  - **Priced to Allow For Modernisation**
  - **Private Enclosed Garden To Rear**
  - **Large Detached Garage With Forecourt**
- **Oil Fired Central Heating / Hardwood Double Glazing**

## **ACCOMODATION**

Hardwood front door into:

### **ENTRANCE HALL**

Stairs to first floor.

### **LOUNGE 14'0" x 12'4"**

Into bay window. Views towards the Irish Sea. Tiled fireplace with matching hearth.

Inner hallway to:

### **KITCHEN 16'0" x 11'6"**

Dual window aspect. Fitted with a range of high and low level units with co-ordinating single drainer sink unit with mixer tap. Space for freestanding cooker. Part tiled walls. Tiled fireplace with glass fronted fire.



### **BEDROOM 1 14'0" x 13'2"**

Into bay window. Dual window aspect. Far reaching views extending over Irish Sea.

### **BEDROOM 2 13'3" x 9'3"**

At max.

### **BEDROOM 3 11'3" x 9'1"**

## BATHROOM

Comprising panelled bath with shower attachment, pedestal wash hand basin and low flush w.c.



## FIRST FLOOR 32'0" x 16'4"

Fully floored and sheeted. Perfect for further accommodation subject to planning approvals. Under eaves storage bays. Far reaching views extending over Irish Sea.

## OUTSIDE

Neat garden to front in lawn stocked with shrubs. Private parking forecourt to side. Extensive private mature garden to rear screened by perimeter fence and mature trees.

## LARGE DETACHED GARAGE 20'6" x 13'9"





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

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



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