

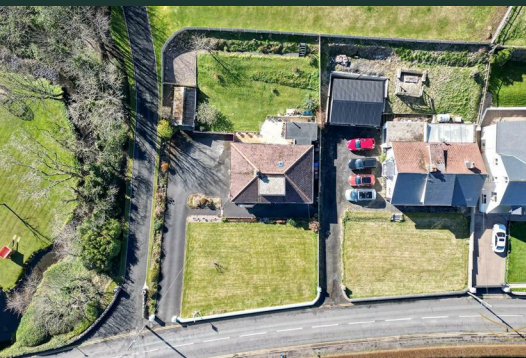


# FOR SALE

276 Coast Road

Ballygally, Larne, BT40 2QZ

Offers over £295,000





**Beach Life!**

We are thrilled to bring to the market this detached chalet bungalow in sought after Ballygally .

This family home occupies a large site benefiting from beautiful gardens to front and rear, generous driveway parking, plenty of storage and uninterrupted views.

The stunning Ballygally beach is just a stone's throw away - perfect for dog walkers, paddle boarders and sea swimmers alike. Coastal living at it's best with local amenities close to hand, including restaurants and bars, Carnfunnock Country Park, Cairndhu Golf Club, Cairncastle Primary School to name just a few.

Give Nest a call to arrange your viewing now!

Entrance Hall 18'8 x 7'5 (5.69m x 2.26m )

(Measurements taken at widest points)

Solid wood doors open to tiled porch. Wooden glazed door with sidelights to hallway.

Living Room 12'7 x 30'1 (3.84m x 9.17m)

Bright and airy lounge benefitting from lots of natural light, with wood burning stove. Uninterrupted garden and sea views to front of property. Glazed doors to rear garden and patio.

Doorway to

Kitchen 18'9 x 9'2 (5.72m x 2.79m)

Tiled floor. Fitted kitchen with range of high and low units, with laminate work surfaces. Space and plumbing for dishwasher, under counter fridge and oven and hob. Stainless steel sink and drainer with mixer tap. Leading to separate utility areas. Door to hallway.

Utility 11'3 x 6 (3.43m x 1.83m)

Tiled floor. Stainless steel sink with drainer. Separate PVC doors to rear garden and side of property.

Open to

Laundry Room 6'1 x 6'5 (1.85m x 1.96m)

Tiled floor. Stainless steel sink and drainer. Space and plumbing available for washing machine and tumble dryer. Sliding door to low flush WC.

Boiler house 3'6 x 6'1 (1.07m x 1.85m)

Accessed via the patio area.

Bathroom 5'10 x 8'5 (1.78m x 2.57m)

Three piece suite with tiled floor and part tiled walls. White low flush WC, white basin in vanity unit, separate shower in corner enclosure.

Bedroom 2 10'6 x 11'6 (3.20m x 3.51m)

Stunning views of gardens and surrounding seascape.

Bedroom 3 9'3 x 11'6 (2.82m x 3.51m)

Stunning views of gardens and surrounding seascape.

Bedroom 1 12'6 x 18'10 (3.81m x 5.74m)

Located on the first floor, master bedroom benefits from uninterrupted views of Ballygally beach and beyond.

Store 6'10 x 4'8 (2.08m x 1.42m)

Currently used as wardrobe space, could become en-suite shower room (following necessary consents).

Garage 9'7 x 17'5 (2.92m x 5.31m)

Up and over door. Single glazed window.

**Outside**

Sweeping tarmac driveway with space for several cars. Paving around front and side of property. Stunning front garden laid in lawn, with pretty flower beds and shrubs. Rear garden on elevated site, bound by wooden fence, laid in lawn. Patio area. Boiler house and garage.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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