COLIN GRAHAM RESIDENTIAL

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55 Bay Road, Larne, BT40 1DG

- Impressive, Detached, Period Home
- Currently Six Bed/ Six+ Reception
- Bathroom and Shower Room
- Private Driveway; Garage; Outbuildings
- Convenient Location
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Fully Enclosed, Private Rear Garden
- Coastal Views

Offers Over £385,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, panelled front door. Original tiled floor. Glass fanlight over door. Feature height ceiling, continuing throughout remainder of property. PVC double glazed door with matching side screens with fanlight over leading to:

ENTRANCE HALL

Stairwell to first floor.

DRAWING ROOM 14'11" x 12'0" (wps)

Bay window to front elevation enjoying coastal view towards Chaine Memorial Tower. Open fire in tiled fireplace, with matching hearth and contrasting surround.

LOUNGE 15'3" x 12'8" (wps)

Dual aspect windows. Bay window to front elevation enjoying coastal view towards Chaine Memorial Tower. Contemporary wall mounted electric fire. Wood laminate floor covering. Open arch leading to:

FAMILY ROOM 12'8" x 11'0"

Open fire in cast iron fire place with tiled hearth. Wood laminate floor covering.

LIVING ROOM 23'1" x 17'2" (wps)

Cast iron multi fuel burning stove. Spiral staircase leading to floored roofspace. PVC double glazed French doors leading to conservatory and rear garden.

CONSERVATORY 22'8" x 12'7"

PVC double glazed frame with matching sliding doors to rear garden. Tiled floor. Access to:







UTILITY STORE 7'1" x 5'6"

Range of fitted low level storage units with contrasting granite effect melamine work surface. Tiled floor.

KITCHEN WITH INFORMAL DINING AREA 16'0" x 9'11"

Modern fitted black high gloss kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with stainless steel splashback and extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Plumbing space for washing machine. PVC double glazed door leading to rear yard and driveway.

GUEST BEDROOM 11'3" x 10'9"

Jack and Jill access leading to:

BATHROOM

Contemporary white four piece suite comprising oversized shower enclosure, twin floating vanity units and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator.

FIRST FLOOR

HALF LANDING

CLOAKROOM

With concealed cistern WC.

LANDING

Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 12'9" x 12'0"

Coastal view towards Chaine Memorial Tower. Built in wardrobe/store. Wood laminate floor covering.

BEDROOM 2 12'0" x 11'1"

Vanity unit. Wood laminate floor covering.

BEDROOM 3 11'11" x 10'1"

Coastal view towards Chaine Memorial Tower. Vanity unit. Wood laminate floor covering.

STUDY 8'3" x 6'9"

Coastal view towards Chaine Memorial Tower.

SHOWER ROOM

Contemporary white three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower with drench shower head. Towel radiator. Access to shelved hot press. Tile effect panelling to walls. Tile effect flooring.

BEDROOM 4 10'0" x 9'1"

Vanity unit. Wood laminate floor covering.

BEDROOM 5 9'11" x 8'11"

Wood laminate floor covering.

GYM 17'1" x 8'3"

FLOORED ROOF SPACE (above living room) 14'0" x 12'6"

Power, light, radiator and window.

EXTERNAL

Front garden finished in lawn.
Generous sized private driveway finished in tarmac.
External lighting.
PVC soffits, facia and rainwater goods.
Rear yard finished in concrete.
Outside tap.
Garden store (4.3m x 2.42m)
Power, light and gas fire central heating boiler.





ATTACHED GARAGE 11'2" x 7'11"

Up and over door.
Central service door to rear.
Power and light.
Fully enclosed rear garden finished in lawn.
Concrete patio area.
Timber decking.
Raised bedding.
Access to garden store.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Impressive, period, detached, family home, offering generous, adaptable accommodation with garage and conservatory, situated on Bay Road, Larne, enjoying coastal views.

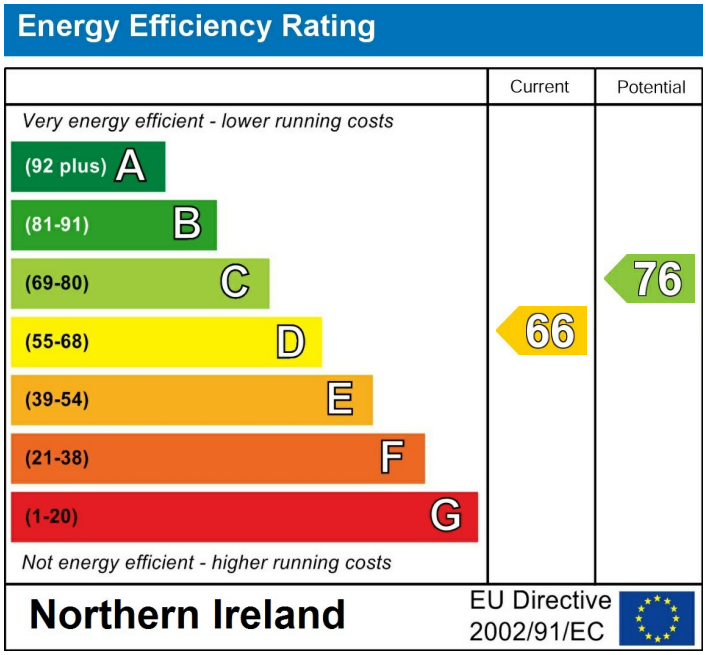
The property comprises entrance porch, entrance hall, drawing room, lounge, family room, sitting room, conservatory, kitchen with informal dining area, gym, study, six bedrooms, bathroom, shower room, and floored roof space.

Externally, the property enjoys private driveway, garage, range of garden stores, and fully enclosed, private rear garden.

Other attributes include gas heating, PVC double glazing, convenient location, and views towards Chaine Memorial Tower.

Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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