



'Carmel', 120B Coast Road, Drains Bay, BT40 2LF

- Fully Renovated Family Detached
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Large, Matching Detached Garage
- Fully Landscaped Site
- Four Bedroom; Four Reception
- Bathroom; Separate Shower Room
- Generous Sized Private Driveway
- Utility Store; Outside Toilet
- Uninterrupted Coastal Views

Offers Over £499,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Stained glass feature window. Wood laminate floor covering. Open tread stairwell leading to first floor. Access to cloakroom. Open arch leading to dining room. Glass panelled doors leading to lounge and family room.

LOUNGE 18'0" x 11'10"

PVC double glazed sliding patio door to front elevation. Uninterrupted coastal views. Gas fire in granite fireplace with matching hearth. Wood laminate floor covering. Glass panelled doors leading to:

LIVING ROOM 17'6" x 10'11"

Brick, focal point fireplace. Wood laminate floor covering. PVC double glazed French doors leading to rear garden.

FAMILY ROOM 12'8" x 10'11"

Feature window to front elevation enjoying uninterrupted coastal views. Wood laminate floor covering.

DINING ROOM 10'0" x 8'7"

Wood laminate floor covering. Open arch leading to:

KITCHEN 18'0" x 9'11"

Modern, fitted, white, high gloss kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Integrated dishwasher. Upstands to walls to match worktop. Tiled floor. Dual aspect windows. PVC double glazed French door leading to rear garden.



SHOWER ROOM

White, three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Part tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 14'7" x 11'10" (wps)

Dual aspect windows. Uninterrupted coastal views.

WALK IN WARDROBE 8'5" x 7'7"

PVC double glazed French doors leading to:

BEDROOM / RECEPTION 36'4" x 9'9"

Dual aspect windows.

BEDROOM 3 14'9" x 13'3" (wps)

Triple aspect windows enjoying uninterrupted coastal views.

BEDROOM 4 10'10" x 9'10"

Access to shelved hot press.

FAMILY BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splashback tiling to walls.

EXTERNAL

Double gates leading to generous sized private driveway finished in asphalt.

Front garden finished in lawn, paved patio area, and wide array of plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully landscaped rear garden finished in lawn, paved and decorative stone patio areas, paved and concrete service areas, and wide array of plants, trees and shrubbery.

Outside tap.

PVC oil storage tank.

LARGE MATCHING DETACHED GARAGE 16'6" x 16'3"

Power operated up and over door. Power, light and timber service door.

UTILITY STORE 17'2" x 7'6"

Power, light, radiator, dual aspect windows, plumbed for automatic washing machine, and timber service door.

OUTSIDE TOILET

White, two piece suite comprising wash hand basin and WC.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Immaculately presented, fully renovated, four bedroom/four reception, detached family home, occupying a prime site, with uninterrupted coastal views, on Coast Road, Drains Bay.

The property offers adaptable accommodation and currently comprises entrance hall, lounge, family room, sitting room, dining room, kitchen, shower room, four bedrooms, walk in wardrobe, and bathroom.

Externally, the property enjoys generous sized, private driveway, large matching detached garage, utility store, outside toilet, and gardens front and rear, finished in lawn, patio areas, and wide array of plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazing, cavity wall insulation, and range of quality finishes throughout.

Early interest highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

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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