

**Brian A Todd & Co Ltd**  
**Upper Main Street**  
**Larne**  
**BT40 1SX**  
**t: 028 2827 9477**  
**email: info@briantodd.co.uk**

## **15 Branch Road, Larne**

### **Starting Bid: £199,950.00**



For sale by Brian A Todd & Co Ltd via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

An exceptional opportunity to acquire a beautifully positioned detached bungalow, discreetly set within an idyllic and highly private enclave in one of Larne's most prestigious residential locations.

Enjoying a wonderfully peaceful setting, the property lies just a short stroll from the iconic Antrim Coast Road while remaining conveniently close to Larne Town Centre and a host of renowned local amenities, including Carnfunnock Country Park and Cairndhu Golf Club.

The accommodation is both generous and thoughtfully arranged, offering an inviting open hallway and dining area, an elegant lounge, lightfilled conservatory, and a fitted kitchen complete with integrated appliances. The property further benefits from two well appointed bedrooms, including a principal bedroom with ensuite shower room, and a bathroom featuring a distinctive coloured suite.

Externally, the residence is surrounded by extensive, meticulously landscaped gardens that

create a true sense of seclusion and natural beauty. The grounds are richly planted with a diverse array of mature shrubs and plants and include a greenhouse, store, outside W.C., charming boundary stone wall and a gently meandering stream, providing a serene backdrop ideal for relaxation and outdoor enjoyment.

A truly rare offering combining privacy, elegance and an enviable coastal location. Viewing is highly recommended and is strictly by appointment only through Agents.

#### FEATURES:

DETACHED BUNGALOW  
SPACIOUS SECLUDED SITE  
TWO BEDROOMS  
SINGLE GLAZING  
ENSUITE SHOWER ROOM  
OIL FIRED CENTRAL HEATING  
ENTRANCE HALL / DINING AREA  
BATHROOM - COLOURED SUITE  
LOUNGE WITH HIGH MANTLE FIREPLACE  
FITTED KITCHEN - INTEGRATED APPLIANCES  
CONSERVATORY - FLOOR TILING  
DOUBLE GARAGE  
EXTENSIVE WELL STOCKED LANDSCAPED GARDENS WITH "SECRET" GARDEN, FLAGGED PATIO AND STREAM  
WITHIN EASY REACH OF THE FAMOUS ANTRIM COAST ROAD  
HIGHLY DESIRABLE RESIDENTIAL LOCATION

#### ROOM DETAILS:

ENTRANCE PORCH

ENTRANCE HALL/DINING AREA

#### LOUNGE:

With feature high mantle fireplace. Sliding patio door through to:-

#### CONSERVATORY:

Floor tiling. Access to flagged patio feature and garden.

#### KITCHEN:

Range of fitted upper and lower level units. Integrated ceramic hob, oven and extractor fan. Single drainer sink unit. Plumbed for dishwasher. Wall and floor tiling.

#### REAR PORCH:

Floor tiling.

#### BEDROOM (1):

Feature corner window. Feature brick wall with fireplace.

#### ENSUITE SHOWER ROOM:

White suite incorporating W.C., pedestal wash hand basin and separate shower cubicle.  
Feature PVC walls.

**BEDROOM (2):**

Fitted pedestal wash hand basin.

**BATHROOM:**

Coloured suite incorporating W.C., wash hand basin and panelled bath. Tiling.

**DOUBLE GARAGE:**

**GARDENS:**

The gardens are richly planted with a diverse array of mature shrubs and plants and include a greenhouse, store, outside W.C., charming boundary stone wall and a gently meandering stream, providing a serene backdrop ideal for relaxation and outdoor enjoyment.

EPC: F31/ C77

Total Floor Area: 107 sq. m.

Copy and paste link below to view virtual tour:

<https://tour.giraffe360.com/495b0964c198486fb86ce37c5a4bdad6/>

TO VIEW OR MAKE A BID contact Brian A Todd & Co Ltd or iamsold, [www.iamsoldni.com](http://www.iamsoldni.com)

## Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no

obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Disclaimer

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 or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.