



Brian
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.co.uk

11 Toberwine Street, Glenarm, Ballymena, BT44 0AP

Offers Around £249,950

FEATURES

- **SUBSTANTIAL TERRACE DWELLING - COMPRISING OF A COMMERCIAL UNIT, FIRST FLOOR APARTMENT AND SCOPE FOR A FURTHER PROPERTY, TO THE REAR**
- **OIL FIRED CENTRAL HEATING - NEWLY INSTALLED SYSTEM**
- **PARTIAL UPVC DOUBLE GLAZING**
- **STUNNING VIEWS TO GLENARM CASTLE AND COAST**
- **GARDEN TO REAR WITH ACCESS TO THE RIVER**
- **BEAUTIFUL TRANQUIL SETTING**
- **CHAIN FREE**

Nestling in the picturesque seaside village of Glenarm, just off the famous Antrim Coast Road, this is a most interesting property to avail the Open Market.

Affording views to Glenarm Castle and the Coast, the property is within walking distance of the local Marina and a number of interesting attractions.

The property comprises of a commercial unit, to the ground floor, which was once a butcher's shop and would lend itself to a number of uses, including a Home Work Station, subject to all statutory and relevant approvals.

The first floor, which has access via a separate entrance, is a modern, refurbished apartment, which benefits from a newly installed kitchen and bathroom and has been re wired, re plumbed, has had new windows installed and been re roofed.

To the rear, there is a store, which again, would lend itself to further accommodation, subject to all relevant and statutory approvals.

Complete with garden in lawn and providing access to Glenarm river, this is a property, which should appeal to someone who enjoys quiet living yet has the availability to work from home.

For further details and viewing contact Agents.

THE PROPERTY COMPRISES:

Ground Floor

COMMERCIAL UNIT:

Formerly a butchers shop, this area would lend itself to further accommodation, subject to all statutory and relevant approvals.

First Floor

APARTMENT:

Entered via a separate entrance. Completely refurbished this modern apartment benefits from a newly installed kitchen and bathroom and has been rewired, re roofed, re plumbed and has new windows installed.

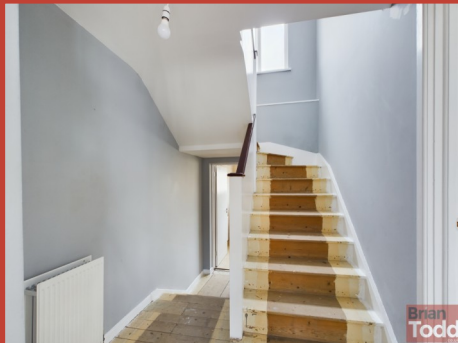
Outside

STORE TO REAR:

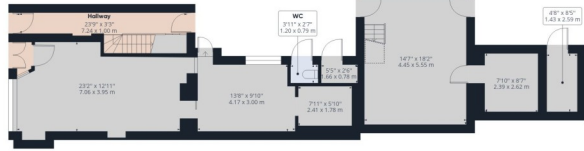
Again, this area would lend itself to further living accommodation, subject to all relevant and statutory approvals.

GARDENS:

Rear garden laid to lawn with access to Glenarm river.



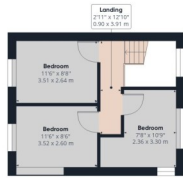
A superb opportunity to acquire a substantial terrace dwelling— comprising of a commercial unit, first floor apartment and scope for a further property to the rear!



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2061.49 ft²
191.52 m²

Reduced headroom

14.74 ft²
1.37 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		



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