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**ARMSTRONG GORDON**



**ARMSTRONG GORDON**  
 & Company Limited  
 THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	39 E	
21-38	F		
1-20	G		

**BALLYCASTLE**

9 Strandview Road

BT54 6BU

Offers Over £285,000

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Located in a prime residential area of Ballycastle and within close proximity from the Marina and Beach, this 2 bedroom detached split bungalow offers modernised compact living accommodation throughout with mature established gardens to front and rear with the rear being extremely deceptive in size. This very attractive home benefits from not only being close to most local amenities but also on its doorstep are scenic coast walks, award winning beaches and some of the finest eating establishments on the North Coast as well as the marina and harbour area. This excellent home is without doubt suited to a wide spectrum of potential purchasers including families or those seeking a luxury holiday home in this highly regarded part of the town. In very good order throughout, we highly recommend early internal appraisal at your earliest convenience to appreciate this truly well laid out home. The property also benefits from a previous planning permission for 2 large semi detached dwellings E/2007/0321/F for those that maybe interested in eventually going down the redevelopment route.

Travelling from Bushmills on the coast road turn left onto Clare Road before the caravan parks and then carry on until you reach the hill that leads to North Street on the Sea front. As you approach the marina (left), this property is situated on the right hand side nearly opposite the harbour is the turn off into Strandview Road.

**ACCOMMODATION COMPRISES:**

**Entrance Hall:**

With tiled floor.

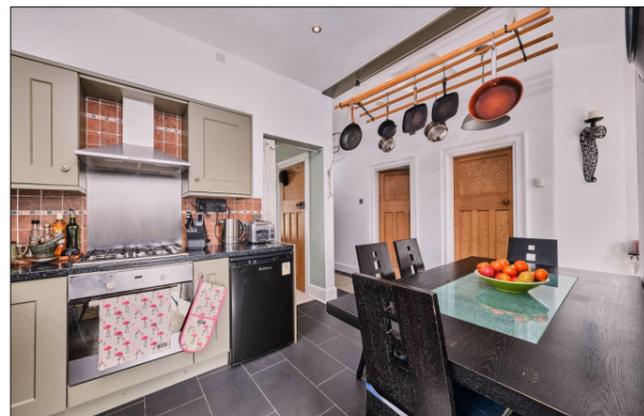
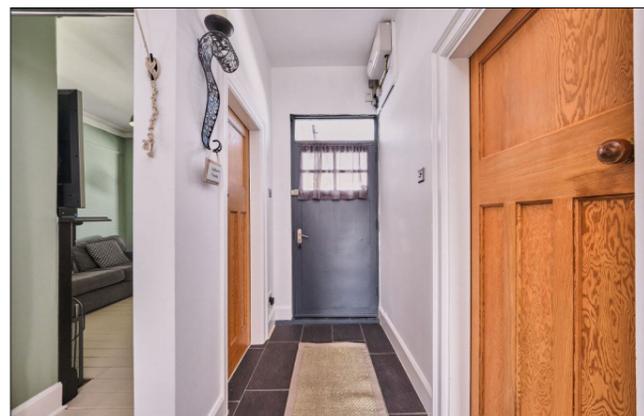
**Lounge:** 13'2 x 10'4

With 3KW multi fuel log burner with original fireplace with tiled hearth and inset, plaster coving, picture rail and wooden floor.



**Kitchen/Dining Area:** 14'9 x 9'3

With bowl and half composite sink unit, high and low level units with tiling between and under unit lighting, 'Mertz' oven with 'Zanussi' four ring gas hob with stainless steel splashback, stainless steel extractor fan above, integrated fridge freezer, integrated dishwasher, drawer bank, thermostat controls, recessed lighting and tiled floor.

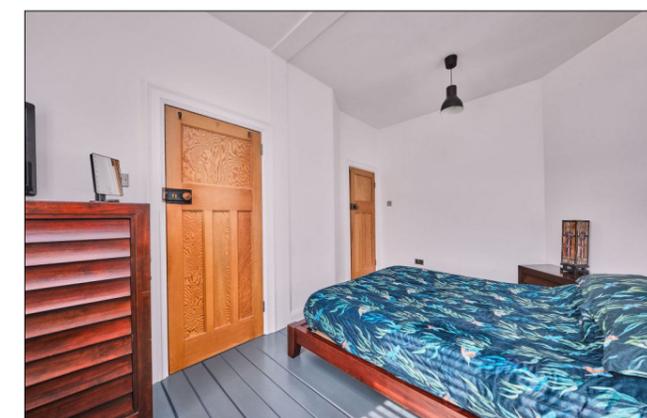


**Utility Room:**

With low level shelving, plumbed for automatic washing machine, hot press, tiled floor and pedestrian door leading to steps leading to back garden.

**Bedroom 1:**

15'4 x 10'5 widest point



**Bedroom 2:**

10'4 x 9'9

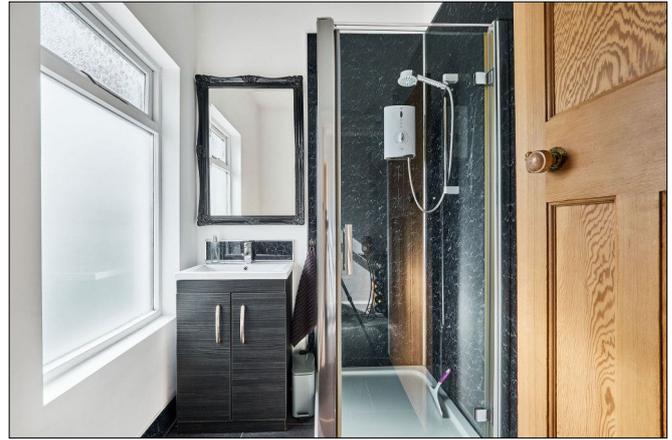


**Bathroom:**

With white suite comprising w.c., wash hand basin set in vanity unit with storage and PVC splashback, fully tiled walk in shower cubicle with electric shower, PVC panelled walls and tiled floor.

**Roof Space:**

With insulation and lighting.

**EXTERIOR FEATURES:**

Garden to front is laid in lawn and fully enclosed with screened driveway extending to side and rear of property. Light to front. Outside to rear there is a garden laid in lawn, fully enclosed by hedging with patio area, large shed, additional shed and store beneath property.

Shed 1: 7.5m x 3.5m, Shed 2: 1.8m x 3m.

**SPECIAL FEATURES:**

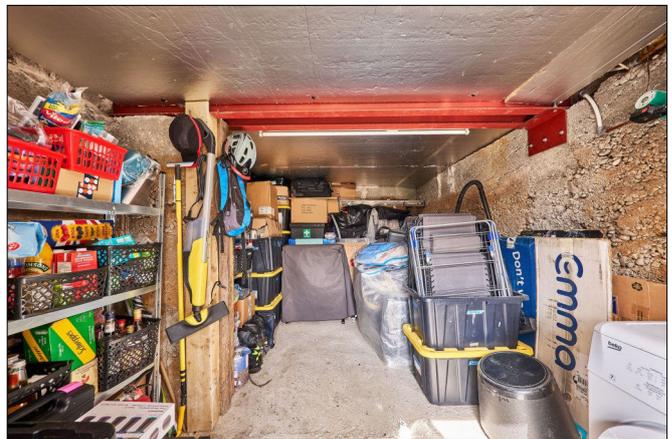
- \*\* Oil Fired Central Heating
- \*\* Wooden Double Glazed Windows (Back Porch Is Single Glazed)
- \*\* Close Proximity To Beach & Town Centre, Marina & Beach (100 Meters)
- \*\* Shed To Rear & Storage To Rear With Power & Lighting
- \*\* New Consumer Unit
- \*\* Original Oregon Pine Doors
- \*\* 12 Foot Ceilings Throughout
- \*\* Leaving All Roller & Wood Blinds

**TENURE:**

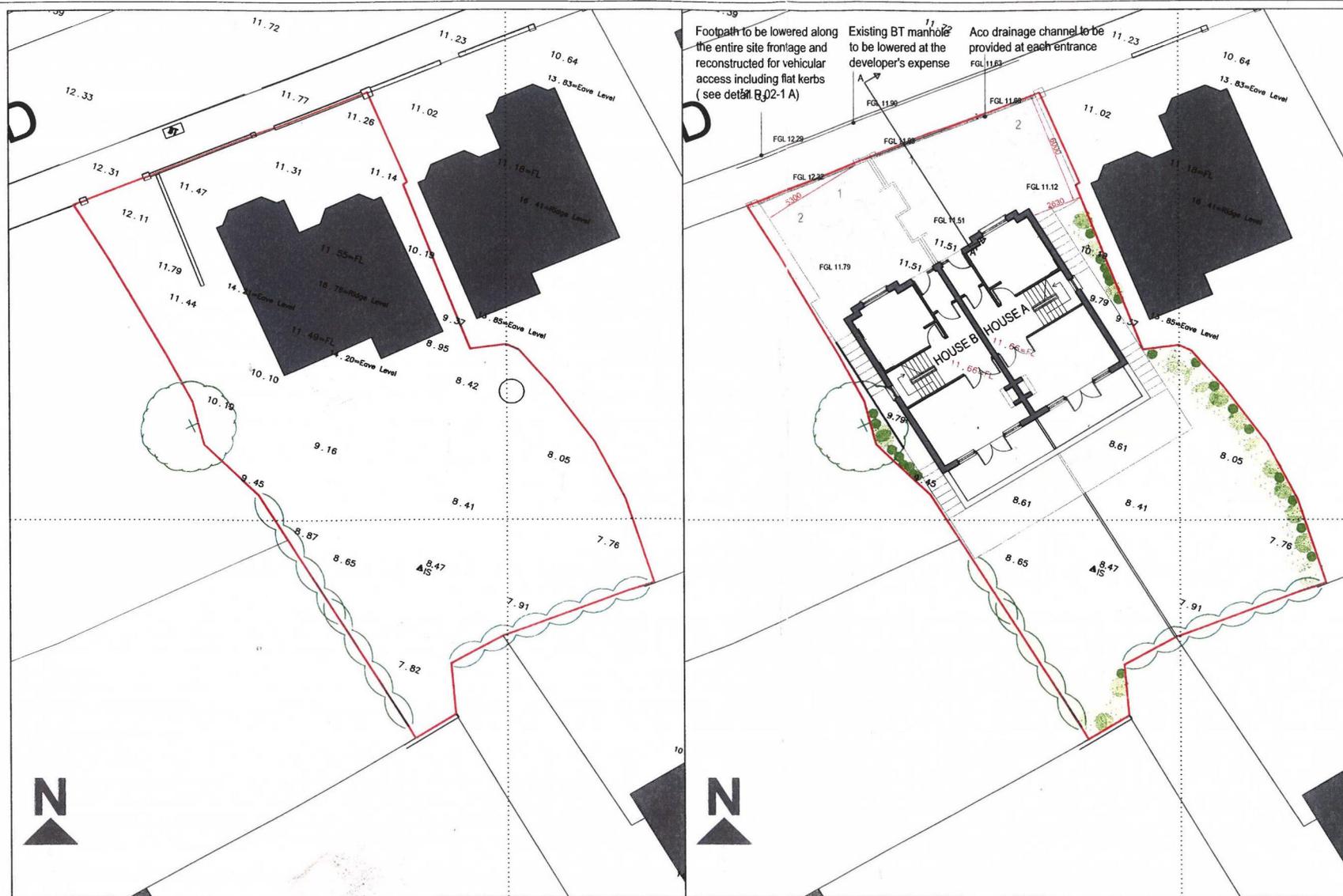
Leasehold

**CAPITAL VALUE:**

£95,000 (Rates: £883.98 p/a approx.)







Footpath to be lowered along the entire site frontage and reconstructed for vehicular access including flat kerbs (see detail B.02-1 A)

Existing BT manhole to be lowered at the developer's expense

Aco drainage channel to be provided at each entrance

- Revisions**  
 A (05/10/07)
- Vehicle access to House B increased to 5.3m in width.
  - Footpath along the entire site frontage lowered and reconstructed for vehicular access (see detail P 02-1)
  - Parking space no.2 for House A moved to allow 6m clearance from the back of the footpath.
  - Finished ground levels provided for each vehicular access
  - Drainage provided at both entrances B (18/02/08)
  - Notes regarding lowered footpath and drainage at site frontage amended to comply with Roads Service recommendations.



Contract Number	
Contract	
<b>9 STRANDVIEW BALLYCASTLE</b>	
Drawing Number	
<b>P 02 B</b>	
Drawing	
<b>EXISTING SITE LAYOUT &amp; PROPOSED SITE LAYOUT</b>	
Scale	Date
1:200	18/02/2008
Drawn	Checked
NL	OQ
Inset Architecture and Planning Limited Botanic House, 1-5 Botanic Avenue BELFAST, County Antrim, BT7 1JG Tel: 028 9031 2700 Fax: 028 9031 2800 Mob: 07966 266726 E-mail: oq@insetarchandplan.com	

**EXISTING SITE LAYOUT**

SCALE 1:200

**PROPOSED SITE LAYOUT**

SCALE 1:200