

Coast Road, Ballygally, BT40
£450,000 Offers in Region of

Tenure: freehold

Bedrooms: 5

Date Generated: 25/05/2016



HouseSimple is pleased to present this 5 bedroom Detached House in Ballygally. Occupying a magnificent position on the world famous Antrim Coast Road this detached family home commands panoramic views to the Glens of Antrim, Ballygally Head and the Scottish Coast, and within walking distance to the pier.



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Asking Price: £450,000

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Occupying a magnificent position on the world famous Antrim Coast Road this detached family home commands panoramic views to the Glens of Antrim, Ballygally Head and the Scottish Coast, and within walking distance to the picturesque Ballygally village and hotel.



This exceptional property affords deceptively spacious and very well proportioned accommodation which is tastefully decorated and presented throughout.

Designed over three levels the present accommodation presently extends to include three reception rooms, five bedrooms, bathroom and two shower rooms which will undoubtedly appeal to the growing family, seeking a spacious home.



Complemented with well cared for gardens and grounds, the property features many fine attributes including flagged patio areas, brick paviour areas and well tended lawn.

Full length balcony: tiled flooring with panoramic views to the Scottish coast, Glens of Antrim & Ballygally Head.

Double iron gates to front leading to partially lawned and paved area with space for approximately four cars. Period design lamp posts.



Rear entrance with double iron gates and paved space for a further three parked cars.

Outside tap and wall lighting. Outside shed connected to mains electric and water including WC stainless steel sink unit and plumbing for automatic washing machine.

Entertainment room accessed via separate entrance to side of property. wood flooring exposed brick walls, beamed ceiling, wine cooler, dishwasher, fridge and sink unit. Large window with sea views.

Located on the famous Antrim Coast Road this detached family home is within walking distance to the picturesque Ballygally village and hotel and only a short drive 2 mile drive to the challenging Cairndhu Golf course and Carnfunnock Country Park, and within driving distance to the Giants Causeway and Royal Portrush Golf course.

Commuting time to Belfast City Centre and the International Airports is only 40 minutes.

Exceptional location with stunning sea views and should be viewed to be fully appreciated







Key Features

- Designed over three levels
- Superb Coastal Locataion
- Exceptional Fitted Kitchen & Appliance

Extra Info

- **Council Tax**

Band B (£185.00 Per Month)

- **Chain Position**

No chain

- **Double Glazing**

Throughout

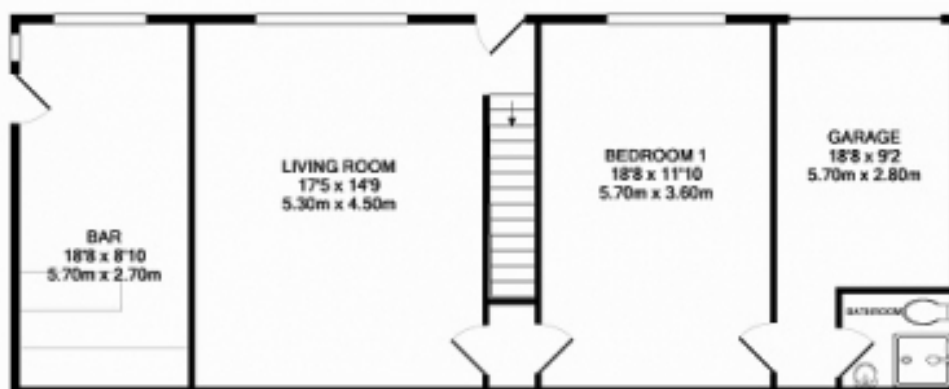
- **Heating**

Oil

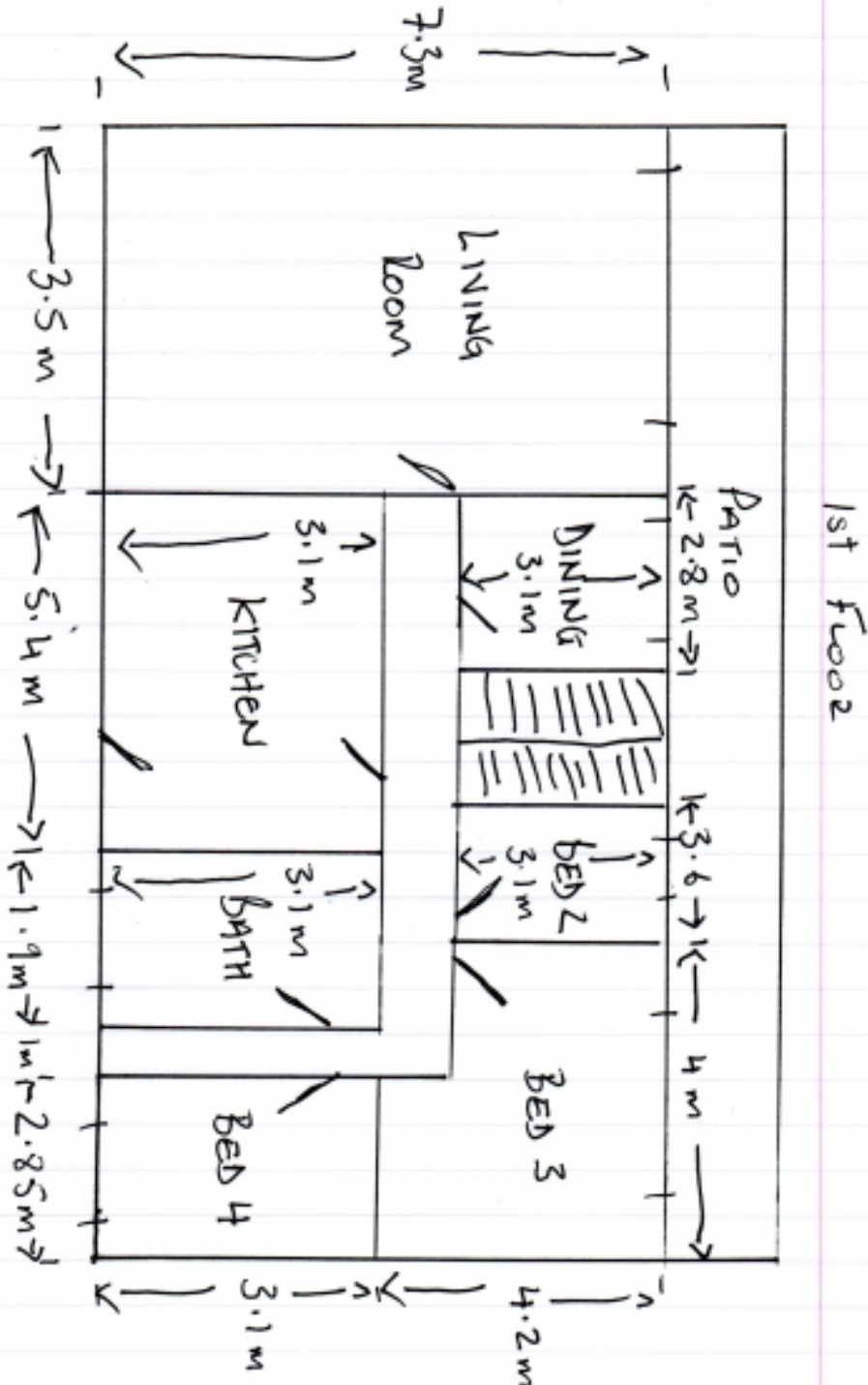
- **Parking**

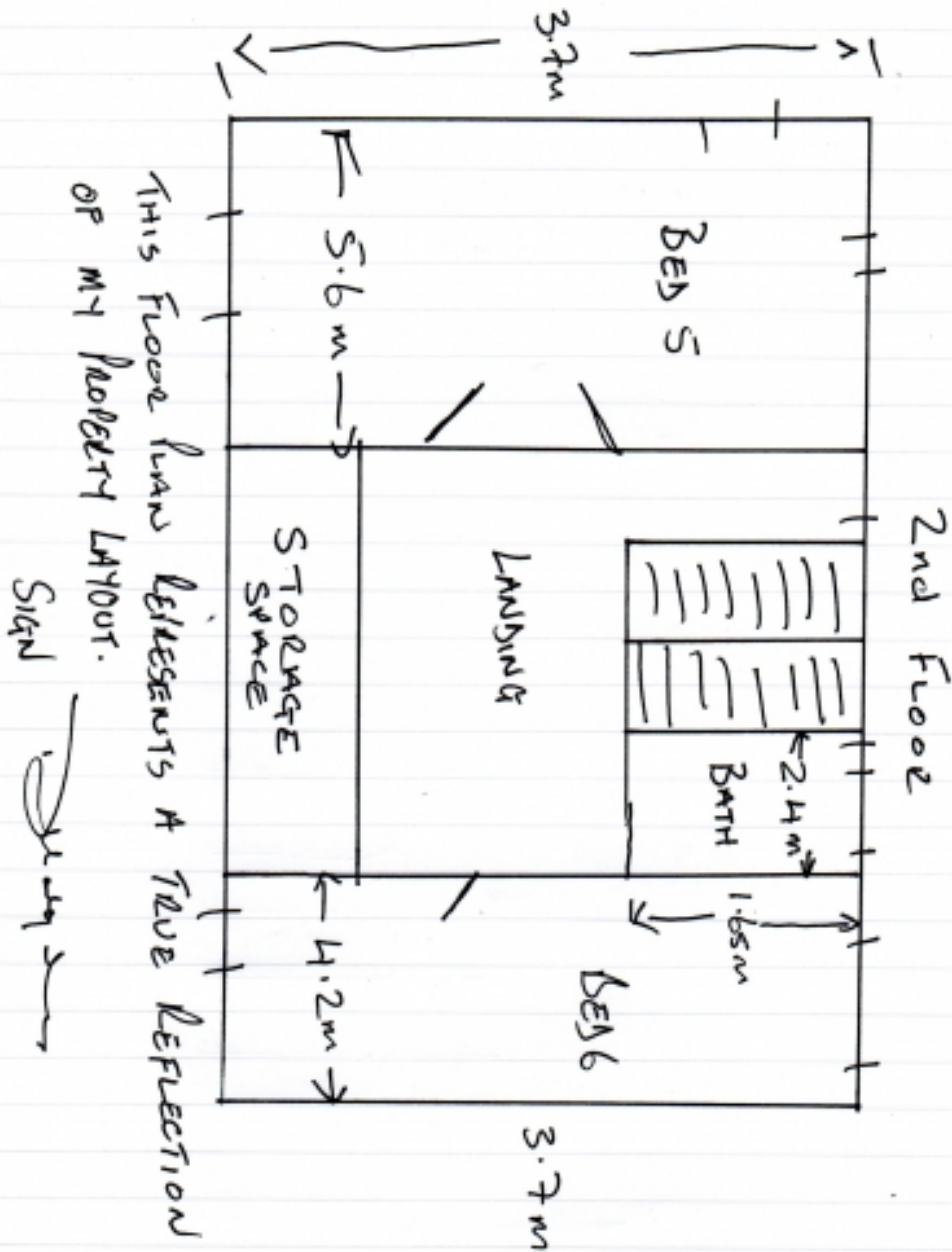
Garage

Floor Plans

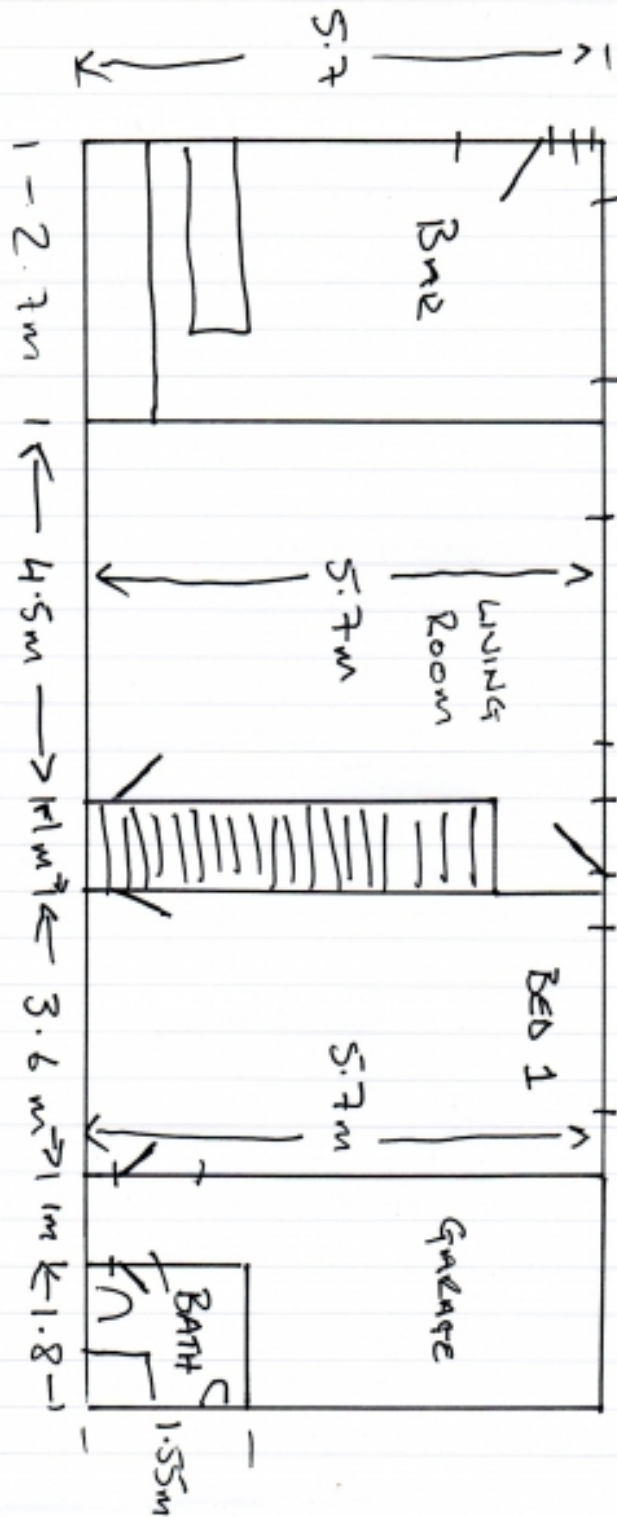


TOTAL APPROX. FLOOR AREA 2647 SQ. FT. (245.8 SQ. M.)





Ground Floor



Energy Performance Certificate

Energy Performance Certificate

Northern Ireland

340, Coast Road,
Ballygally,
LARNE,
BT40 2QZ

Date of assessment: 18 August 2009
Date of certificate: 19 August 2009
Reference number: 9907-5186-7620-7890-1813
Accreditation scheme: Elmhurst Energy Systems Ltd
Assessor's name: Mr. Thomas Menaul
Assessor's accreditation number: EES/006091
Employer/trading name: Menaul Energy Assessors
Employer/trading address: 140 Kilcoole Gardens, Antrim,
Belfast, BT14 8LJ

Related party disclosure:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
A 92 plus		
B 81 - 91		
C 69 - 80		
D 55 - 68		
E 39 - 54		39
F 21 - 38	34	
G 1 - 20		
<i>Not energy efficient - higher running costs</i>		

Technical information

Main heating type and fuel: Boiler and radiators, oil
Total floor area: 125 m²
Approximate energy use: 419 kWh/m² per year
Approximate CO₂ emissions: 95 kg/m² per year
Dwelling type: Detached house

Benchmark

Average for
Northern Ireland

50

The approximate energy use and CO₂ emissions are per square metre of floor area based on fuel costs for the heating, ventilation, hot water and lighting systems. The rating can be compared to the benchmark of the average energy efficiency rating for the housing stock in Northern Ireland.

MISREPRESENTATION ACT, 1967.

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