



ESTATE AGENTS

AUCTIONEERS

VALUERS



### **31 Marconi Park BALLYCASTLE, BT54 6NS**

This three bedroom mid-terrace house is located off Moyle Road approximately 850 metres from the town centre and 600 metres from local schools and offers a low maintenance first time or investment purchase.

- \*\* 3 bedrooms**
- \*\* Double glazing**
- \*\* Oil fired central heating**
- \*\* Convenient to schools & shops**
- \*\* First time or investment purchase**
- \*\* Enclosed south facing rear garden**

**PRICE: Offers Around £82,500**

**BY APPOINTMENT THROUGH AGENT**

**13 Ann Street , Ballycastle, Co. Antrim, BT54 6AA**

**Tel: 028 207 62353/62082 Fax: 028 207 62126**

**email: [property@pjmcilroy.co.uk](mailto:property@pjmcilroy.co.uk) web: [www.pjmcilroy.com](http://www.pjmcilroy.com)**



**Accommodation:**

**Entrance Hall:** with cloaks/storage cupboard

**Lounge:** arched cast iron open fireplace with slate tile hearth and painted surround and television shelf. Laminated wooden flooring.

**Kitchen & Dining:** 17'9" x 13'0" (narrowing to 9'8") eye and low level fitted units with integrated electric hob and oven. Stainless steel sink and plumbing connections for automatic washing machine.

**Washroom:** with handbasin and w.c.







***First Floor***

**Bedroom 1:** 13'4" x 10'0"

**Bedroom 2:** 9'8" x 8'0"

**Bedroom 3:** 8'9" x 7'7"

**Bathroom:** 9'7" x 6'10" steel bath, pedestal handbasin, w.c. and tiled shower with thermostatic shower fitting.



## Exterior:

Garden to front in lawn with boundary fencing and paved driveway. The south facing rear garden is fully enclosed.



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

## Viewing

Please ring us to make an appointment. We are open from 9 am to 5 pm Monday to Friday, 10 am to 12 Noon on Saturdays.

## Mortgage Information

We are Independent Financial Advisers and offer a fully independent financial advice service. Please ring us to discuss your requirements.

Email: [property@pjmclilroy.co.uk](mailto:property@pjmclilroy.co.uk)

Website: [www.pjmclilroy.com](http://www.pjmclilroy.com)

# Mcilroy

PJ & son

We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artist's impressions are for illustrative purposes only. All details including materials, finishes etc. should be clarified with the agents prior to booking.