



ESTATE AGENTS

AUCTIONEERS

VALUERS



3 Kemp Park BALLYCASTLE, BT54 6LE

This three bedroom mid-terrace house is located off Moyle Road in Ballycastle convenient to local schools and approximately 900 metres from the town centre. It is one of a terrace of 4 houses situated in a small cul-de-sac with a secure garden and is an excellent option for first time or investment purchase.

- ** 3 bedrooms**
- ** Detached garage**
- ** End of cul-de-sac**
- ** Partial double glazing**
- ** Oil fired central heating**
- ** Ideal first time or investment purchase**

PRICE: Offers Around £92,000

BY APPOINTMENT THROUGH AGENT

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

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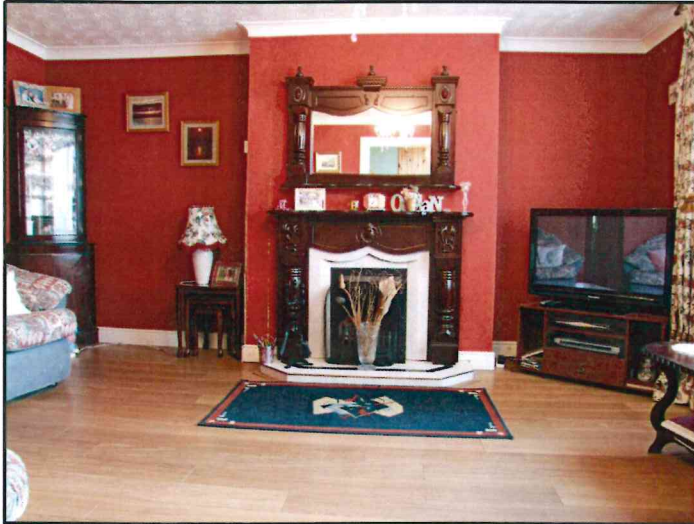
Accommodation:

Entrance Hall: tiled floor, understairs storage cupboard.

Lounge: 4.623m x 3.873m (15'2" x 12'8") tiled fireplace with mahogany surround and mantle, television point.

Kitchen & Dining: 3.258m x 2.952m (10'8" x 9'8") with a range of eye and low level fitted kitchen units, stainless steel sink with plumbing connections for automatic washing machine.

Dining Room: 3.123m x 2.344m (10'3" x 7'9")





First Floor

Bedroom 1: 3.802m x 2.864m (12'6" x 9'4") integrated wardrobe.

Bedroom 2: 3.487m x 2.979m (11'5" x 9'9") integrated wardrobe.

Bedroom 3: 2.990m x 2.489m (9'9" x 8'2") integrated wardrobe.

Bathroom: with pedestal handbasin, w.c. and tiled shower cabinet with Mira Event shower fittings.
Tiled floor and walls.

Floored Roofspace: 5.50m x 3.239m (18'0" x 10'7") with lighting and central heating.

Exterior:

Garden to front in lawn with boundary fencing, enclosed rear yard with pedestrian access.

Garage: 5.027m x 2.81m (19'3" x 9'3") with up and over door and pedestrian access.

Store/Boiler House: 2.804m x 2.057m (9'2" x 7'6")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		56
F 21-38	39	
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@pjmclroy.co.uk

Website: www.pjmclroy.com

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