



ESTATE AGENTS

AUCTIONEERS

VALUERS



'Fragrens', 34 Quay Road, BALLYCASTLE, BT54 6BH

B & B Guest House together with on site detached 'Ivy Cottage'

Located approximately 200 metres from the sea front area of town with frontage to Quay Road, this very impressive former family run guest house has 7 bedrooms (6 ensuite), together with **Ivy Cottage**, on site self catering cottage with 3 ensuite bedrooms and one kitchen/living area all located within the grounds of the property. **Option to purchase with all furnishings and effects relating to the B&B business.** Extensive enclosed secure yard with covered and open parking for approximately 12 vehicles. This delightful property must be viewed to fully appreciate the high standard of accommodation on offer.

**** Television points in all rooms**

**** NITB approved**

**** Dual oil and solid fuel heating**

**** Excellent location on main road from town to Glens of Antrim and Causeway Coast**

**** 7 bedrooms (6 ensuite)**

**** Full fire certificate**

**** Residents garden**

PRICE: Offers Around £399,000

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 web: www.pjmcilroy.com

Accommodation Main Guest House

Entrance Hall: with feature wood wall panelling.

Family Sitting Room: 14'4" x 14' with traditional white marble fireplace, cast metal arched back panel, granite hearth. Glazed door leading to study.

Study/Office: 13'10" x 9'2" fireplace with cast metal surround and gas fire inset.

Family Living Room: 20'6" x 11'6" split level with tiled floor, feature brick built fire surround with large multifuel stove plumbed to heating and domestic water system. One wall fully panelled. Rear back porch with access to residents dining area and rear of property, Ivy Cottage, etc.

Kitchen: 15'8" x 13'6" extensive range of high and low level units, Bosch double oven and grills, Bosch ceramic hob with gas rings, extractor fan over hob area, integrated Hotpoint dishwasher, double bowl stainless steel sink top with mixer taps. Tiled floor.

Utility Room: 9' x 6'6" high and low level storage units, stainless steel sink top and mixer taps.

Ground Floor Cloakroom: 6' x 5'6" with cubicle shower, w.c. and wash hand basin, fully tiled walls and floor.



Entrance Hall with wall panelling



Main Kitchen through to Utility Area and Cloakroom



Family Living/Dining Room

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Residents Dining Room: 19'9" x 10'10" seating for approximately 20 persons. Tiled floor, access to rear of property and Ivy Cottage from this area, also parking area and garden.



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First Floor with spacious landing and storage closet

Bedroom 1: 14'6" x 12'0" with built in wardrobe, television point. **Ensuite:** w.c., wash hand basin, shower cubicle with thermostatic shower fitting, fully tiled floor and walls.

Bedroom 2: 13'9" x 9'0" television point. **Ensuite:** with w.c. and wash hand basin, shower cubicle with Heatstore Aqua Plus electric shower fitting, heated towel rail. Walls tiled to half height, tiled floor.

Bedroom 3: 15'8" x 14'0" television point. **Ensuite:** 6'10" x 5'0" with w.c. and wash hand basin, fully Shower cubicle with Redring Expressions shower fitting. Fully tiled, heated towel rail.

Bathroom: with full sized bath with shower fitting over bath, fully tiled walls.

Second Floor

Bedroom 4: 15'2" x 12'0" television point. **Ensuite:** with w.c. and wash hand basin, fully tiled shower cubicle with Redring Plus electric shower fitting.

Bedroom 5: 21' x 14' family bedroom with built in wardrobe, storage close, television point. **Ensuite:** with w.c. and wash hand basin, fully tiled shower cubicle with Aqua Plus electric shower fitting.

Bedroom 6: 10'6" x 9'2" (in family use). **Ensuite:** with w.c. and wash hand basin, fully tiled shower cubicle with Aqua Plus shower fitting.

Bedroom 7: 18'6" x 8'10" attic room (in family use) with built in wardrobe and storage closet.



Bedroom 3
with Ensuite



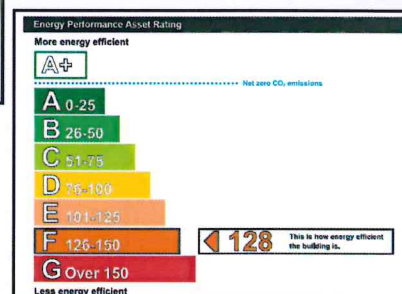
Bedroom
1 with
Ensuite



Bedroom
2 with
Ensuite



Front view of Ivy Cottage - self contained accommodation



Accommodation Ivy Cottage

Detached self contained cottage within the grounds of main guest house with separate oil fired central heating system.

Entrance Hall:

Bedroom 1: 13'9" x 13'9" with built in wardrobe, television point. **Ensuite:** 8'3" x 4'6" with w.c. and wash hand basin, fully tiled shower cubicle with Redring Expressions electric shower fitting. Tiled floor.

Bedroom 2: 15'8" x 13'8" television point. **Ensuite:** 8'8" x 13'8" with w.c. and wash hand basin, fully tiled shower cubicle with thermostatic shower fitting.

First Floor

Bedroom 3: 17' x 14' television point. **Ensuite:** with w.c. and wash hand basin and shower cubicle. Fully tiled walls and floor.

Kitchen: 14' x 14' with range of fitted high and low level units. Doorway leading to spacious front facing balcony with views to Knocklayde Mountain.



Ivy Cottage Bedrooms and Ensuities



Ivy Cottages Kitchen and Living Area

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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.

Exterior:

Rear yard and parking area with security gates.

Vehicular access from Quay Road leading to extensive enclosed concrete yard with covered and open parking for approximately 7 vehicles. Small workshop/store with roller door. Detached laundry store with plumbing for automatic washing machines and dryers. Raised garden area with lawn and natural trees and shrubs, small pond and patio area. Garden shed. Exterior lighting and water taps.

Small front garden in lawn with boundary wall and fencing, small side garden to front of property with mature shrubs, double gate entrance to property off Quay Road.

Tenure Freehold.



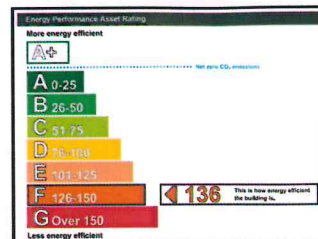
Entrance to rear of property from Quay



Enclosed yard with open and covered parking



Overall view of rear of property from raised garden



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.

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