



ESTATE AGENTS

AUCTIONEERS

VALUERS



## **12 Park Manor BALLYCASTLE, BT54 6FD**

Located in a quiet courtyard approximately 150 metres from Ballycastle seafront, beach and golf course, this modern mid terrace town house is ideally positioned to enjoy the natural attractions and amenities of this beautiful seaside town. Offering a spacious blend of accommodation with contemporary and traditional features and a high specification finish this is an excellent option for year round or seasonal use.

- |                               |                                     |
|-------------------------------|-------------------------------------|
| <b>** Seafront location</b>   | <b>** Oil fired central heating</b> |
| <b>** uPVC double glazing</b> | <b>** Beam vacuum system</b>        |
| <b>** 3 bedrooms</b>          | <b>** 2 bathrooms</b>               |
| <b>** Private parking</b>     |                                     |

**PRICE: Offers Around £200,000  
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](mailto:property@pjmcilroy.co.uk) web: [www.pjmcilroy.com](http://www.pjmcilroy.com)**



## **Accommodation:**

**Entrance Hall:** with polished porcelain floor tiles, cloaks closet and telephone point.

**Lounge:** 4.65m x 3.53m (15'3" x 11'7") cast iron open fireplace with inset gas fire, oak surround and polished granite hearth. Engineered oak flooring, television point.

**Kitchen & Dining:** 5.28m x 3.51m (17'4" x 11'6") having an excellent contemporary style fitted kitchen in high gloss finish with polished granite work surfaces and bowl and half undermount sink with waste disposal unit and plumbing connections for automatic dishwasher. Schott Ceran electric hob with extraction stack, stainless steel fan assisted electric oven, larger style fridge and freezer. Sliding patio doors open to enclosed south facing rear patio.

**Utility Room:** 2.28m x 1.88m (7'6" x 6'2") eye and low level fitted units, stainless steel sink with plumbing connections for automatic washing machine, vented for tumble dryer.

**Washroom:** with wall mounted hand basin, dual flush w.c.







### **First Floor**

**Master Bedroom:** 5.03m x 4.27m (16'6" x 14'0") **Ensuite:** tiled shower cabinet with electric shower, wall mounted hand basin with illuminated mirror, dual flush w.c., chrome heated towel ladder.

**Bedroom 2:** 3.37m x 3.28m (11'1" x 10'9")

**Bedroom 3:** 2.89m x 2.23m (9'6" x 7'4")

**Bathroom:** 2.72m x 2.00m pedestal hand basin, dual flush w.c., bath, tiled shower cabinet with Mira shower fitting, polished ceramic floor tiles.



## Exterior:

The enclosed south facing rear patio enjoys sunlight throughout the day and offers a natural extension of the kitchen and dining area. A small storehouse houses the central heating boiler and provides space for external storage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	60	67
E 44-54		
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@pjmclroy.co.uk](mailto:property@pjmclroy.co.uk)

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

# PJ **Mcilroy** & 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.