



ESTATE AGENTS

AUCTIONEERS

VALUERS



2 Rathlin View, BALLYCASTLE, BT54 6EN

Rathlin View is a mature residential development of detached individually designed properties situated approximately 800 metres from Ballycastle seafront and beach and convenient to the town centre. This newly constructed four bedroom detached house (c. 2300 sq.ft.) presents an opportunity to purchase a luxury contemporary family home on one of the few remaining sites available in this part of Ballycastle.

- | | |
|--|--|
| ** 4 bedrooms | ** 3 reception rooms |
| ** 4 bathrooms | ** Oil fired central heating |
| ** uPVC double glazing | ** Underfloor heating (ground floor) |
| ** Excellent energy efficiency | ** Available for immediate occupation |
| ** Lawns sown out | ** Boundary walls & fencing |
| ** High standard of floor, wall & loft insulation | |
| ** Television points & USB charging points in principal rooms | |

PRICE: Price on Application

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

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2 Rathlin View BALLYCASTLE



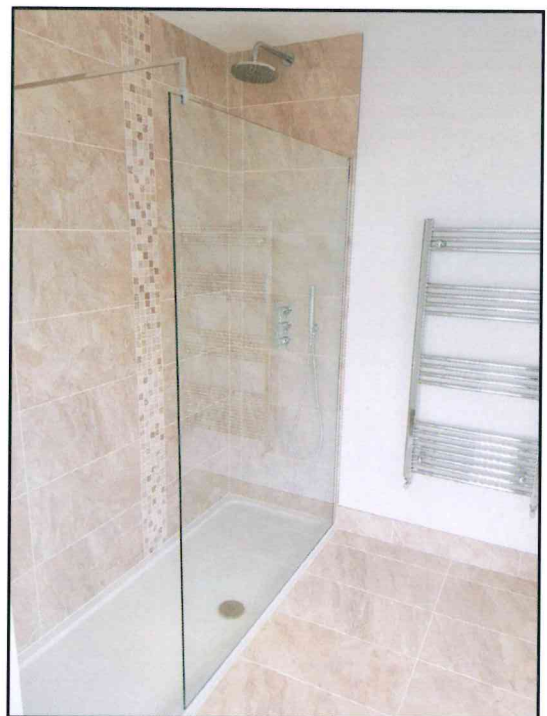
First Floor

Master Bedroom: 6.15m x 3.80m (20'1" x 12'6") **Ensuite:** walk in shower enclosure with 1700mm low profile rectangular shower tray and thermostatic shower with rainfall effect shower head and hand shower, wall mounted hand basin with vanity unit, dual flush w.c., chrome heated towel ladder.

Bedroom 2: 4.12m x 3.80m (13'6" x 12'6") **Ensuite:** with thermostatic shower with rainfall effect shower head and hand shower, wall mounted hand basin with vanity unit, dual flush w.c., chrome heated towel ladder.

Bedroom 3: 4.60m x 3.30m (15'1" x 10'10")

Bedroom 4: 2.70m x 3.35m (8'1" x 11'0")





Bathroom: 2.38m x 3.80m (7'10" x 12'6") freestanding double ended bath with free standing bath taps and hand shower, wall mounted hand basin with vanity unit, dual flush w.c., shower enclosure with thermostatic shower with rainfall effect shower head and hand shower ,chrome heated towel ladder.

Exterior:

Detached garage 6.15m x 4.40m (20'1" x 14'5") with power and lighting points.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A 92 plus | | |
| B 81-91 | 85 | 85 |
| C 69-80 | | |
| D 55-68 | | |
| 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@pjmclroy.co.uk

Website: www.pjmclroy.com

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