



ESTATE AGENTS

AUCTIONEERS

VALUERS



41 Moyle Road
BALLYCASTLE, BT54 6LG

This four bedroom, two reception room bungalow is located in a mature area of town close to local schools, churches and shops. Although in need of some renovation, it offers a range of accommodation ideally suited for family or holiday use and is within walking distance of both the town centre and sea front.

- ** uPVC double glazed windows**
- ** Oil fired central heating**
- ** 4 bedrooms, 2 reception rooms**
- ** Detached garage and store**
- ** Located approximately 0.5 miles from town centre and seafront**

PRICE: Offers Around £142,500
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 web: www.pjmcilroy.com

Accommodation:

Entrance Porch: 2 m x 2 m (6'6" x 6'6") with cloaks storage and glazed door leading to entrance hall.

Entrance Hall: 4.2 m x 2.4 m (13'9" x 7'9") with open plan staircase.

Lounge: 4.9 m x 4.1 m (16'2" x 13'7") to bay window, open fire with tiled surround and hearth extending to TV area.

Kitchen: 3.5 m x 2.4 m (11'6" x 7'8") range of eye and low level units, stainless steel single drainer sink unit.

Dining Room: 3.5 m x 2.9 m (11'5" x 9'4")





Bathroom: 2.3 m x 1.9 m (7'7" x 6'3") with w.c., pedestal wash hand basin and fully tiled shower cubicle with Redring Plus Extra electric shower fitting. Walls tiled to half height, hotpress.

Bedroom 1: 3.6 m x 3.5 m (11'7" x 8'3")

Bedroom 2: 3.6 m x 3 m (11'7" x 9'10") with built in wardrobe.

First Floor

Bedroom 3: 3.7 m x 3.3 m (12' x 10'9") with built in wardrobe.

Bedroom 4: 3.2 m x 3 m (10'6" x 9'9") with built in wardrobe.

Exterior:

Detached Garage & Store Room: with power and lighting points, up and over door.

Entrance gates leading to tarmac driveway and parking area. The front garden is laid in lawn with boundary wall, hedging and mature shrubs. The private rear garden is fully enclosed and laid in lawn with mature trees and shrubs.



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		
F 21-38		38
G 1-20		8
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@pjmcilroy.co.uk

Website: www.pjmcilroy.com

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