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## 58 Clare Road BALLYCASTLE, BT54 6DB

This detached property boasts internally 6 bedrooms (4 ensuite), 3 reception room family accommodation and benefits from having oil fired central heating, uPVC part triple glazed windows, bore hole system for private water use already in place and multi-fuel burning stove and solar panels providing an energy efficient hot water system. Ideally suited for Bed & Breakfast use.

- \*\* Spacious 6 bedroom, 3 reception room accommodation**
- \*\* Solar panels and multi fuel burning stove providing an energy efficient hot water system.**
- \*\* Part triple glazed windows**
- \*\* Low heating oil usage**
- \*\* South facing to rear**

PRICE: Offers Around £335,000

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:**

**Reception Hall:** with wooden flooring.

**Living Room:** with wooden flooring, pine fireplace with cast metal inset, condenser back boiler.

**Dining Room:** with wooden flooring.

**Separate w.c.:** with wash hand basin, tiled flooring.

**Family Room:** with wooden flooring, walk in storage cupboard, multi-fuel burning stove.

**Sun Room:** with tiled flooring, French doors leading to rear patio area.



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**Kitchen/dining area:** with a range of eye and low level solid maple units, bowl and half stainless steel sink unit, tiled flooring, tiled between eye and low level units, integrated fridge freezer, extractor fan, wine rack, vegetable baskets.

**Utility Room:** with tiled flooring, stainless steel sink unit, tiled between eye and low level units.



**58 Clare Road  
BALLYCASTLE, BT54 6LQ**

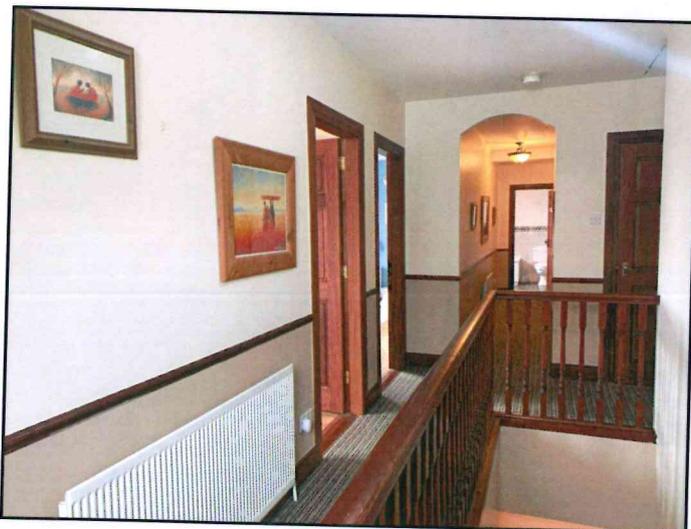
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**Bedroom 6:** with French doors to front of the property, wooden flooring. **Ensuite:** with tiled flooring, half tiled walls, fully tiled shower cubicle with electric Redring shower, w.c., wash hand basin.



## **First Floor**

**Bedroom 1:** with wooden flooring.

**Bedroom 2:** with wooden flooring.

**Bedroom 3:** with wooden flooring. **New ensuite:** with tiled flooring, half tiled walls, walk in shower cubicle with Redring shower, w.c., wash hand basin.

**Bedroom 4:** with wooden flooring. **Ensuite:** with tiled flooring, walk in shower cubicle with Redring shower, w.c., wash hand basin.



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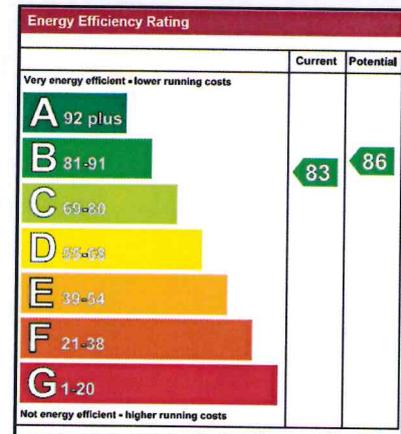


**Bedroom 5:** with wooden flooring. **Ensuite:** with tiled flooring, walk in shower cubicle with Gransborgh energy shower, w.c., wash hand basin.

**Bathroom & w.c. combined:** with tiled flooring, part tiled walls, w.c., wash hand basin, fully tiled shower cubicle.

**Exterior:**

Tarmac driveway to front of the property. Parking provision for 6+ cars. Fence enclosed garden in lawn to rear.



**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)



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