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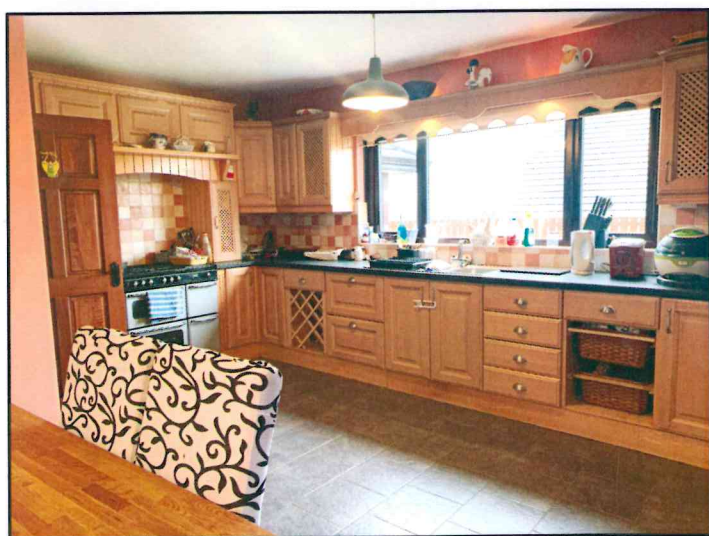
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Kitchen/dining area: with a range of eye and low level solid maple units, bowl and half stainless steel sink unit, tiled flooring, tiled between eye and low level units, integrated fridge freezer, extractor fan, wine rack, vegetable baskets.

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



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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.



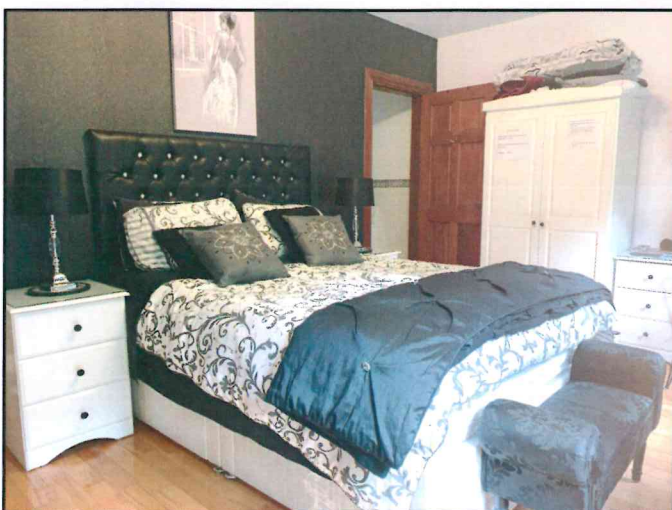
First Floor

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.



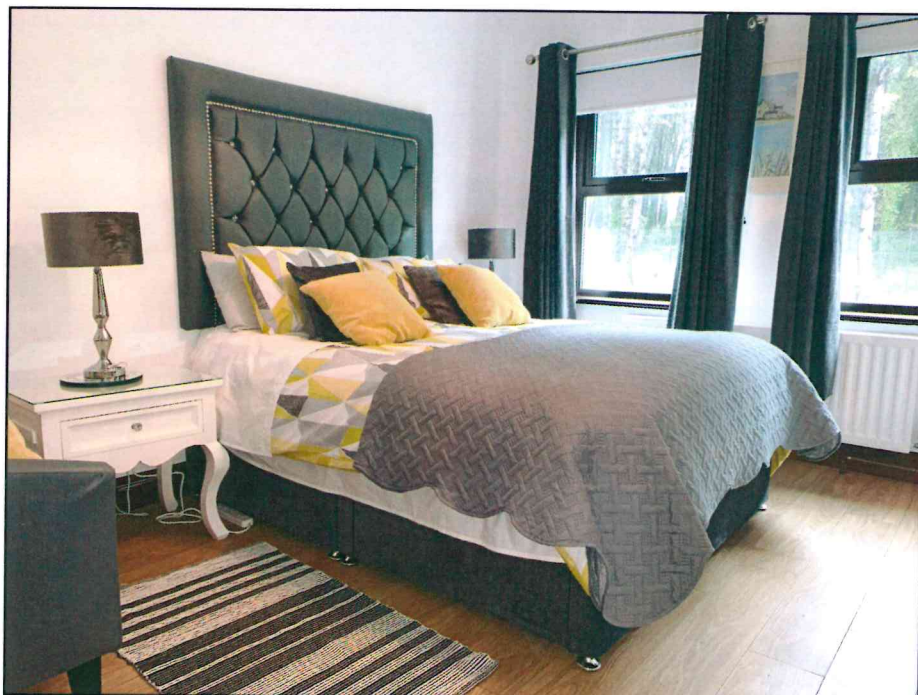
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Bedroom 5: with wooden flooring. **Ensuite:** with tiled flooring, walk in shower cubicle with Gransborgh energy shower, w.c., wash hand basin.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	83	86
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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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.