



ESTATE AGENTS

AUCTIONEERS

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## **71 Moyarget Road BALLYCASTLE, BT54 6HL**

This three bedroom semi detached cottage is located approximately 2.5 miles west of Ballycastle and convenient to the main commuter routes to Belfast and surrounding towns. The garden extends to approximately 0.25 acre and offers scope to increase the living space if necessary and to develop the varied potential uses of the rear garden which enjoys views over open countryside.

- \*\* 3 bedrooms**
- \*\* 2 bathrooms**
- \*\* Oil fired central heating**
- \*\* uPVC double glazing**
- \*\* Large garden (c. 0.25 acre)**
- \*\* Scenic views over open countryside**

**PRICE: Offers Around £120,000**

**BY APPOINTMENT THROUGH AGENT**

**13 Ann Street , Ballycastle, Co. Antrim, BT54 6AA**

**Tel: 028 207 62353/62082 Fax: 028 207 62126**

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**Accommodation:**

**Entrance Hall:** with tiled floor and cloaks storage.

**Living & Dining Room:** 5.93m x 3.887m (19'5" x 12'8") open plan living space with arched access to dining area. A cast iron stove is set in an exposed red brick fireplace with inset mantle, slate hearth and display shelving.

**Kitchen:** 3.907m x 2.91m (12'8" x 9'5") with hand painted low level fitted kitchen units with bowl and half stainless steel sink, brushed steel extractor stack, tiled floor.

**Shower Room:** 2.752m x 2.593m (9'0" x 8'5") tiled shower cubicle with Mira thermostatic shower fitting, pedestal hand basin and w.c. The walls are wood panelled to half height and the floor is tiled.





***First Floor***

**Bedroom 1:** 3.940m x 3.286m (12'9" x 10'8")

**Bedroom 2:** 3.072m x 2.702m (10'1" x 8'9")

**Bedroom 3:**

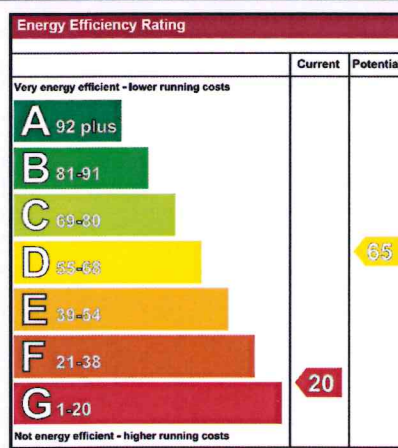
**Washroom:** wall mounted hand basin with vanity cupboard, w.c.



**Detached Garage/Workshop:** 6.266m x 5.369m (20'6" x 17'6")

The garden extends to approximately a quarter of an acre and offers scope for varied use, horticultural, recreational or business (subject to approval).

The rear garden enjoys sunlight throughout the day and views over open countryside to Fair Head can be enjoyed from a decked seating area with fire pit.



**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](mailto:property@pjmcilroy.co.uk)

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

**PJ Mcilroy & son**

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