



ESTATE AGENTS

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## **62 Leyland Meadows BALLYCASTLE, BT54 6JX**

This four bedroom detached property offers a spacious range of accommodation extending to approximately 1650 sq.ft. with a versatility of use suited to contemporary family life. It is located in a popular residential area of Ballycastle with varied home types and residents of varied age range.

- \*\* 4 bedrooms**
- \*\* 2 bathrooms**
- \*\* uPVC double glazing**
- \*\* Oil fired central heating**
- \*\* c. 1650 sq.ft.**
- \*\* Enclosed rear garden**

**PRICE: Offers Over £160,000**

**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**

**Lounge:** 4.51m x 3.21m (14'8" x 10'5") arched cast iron open fireplace with tiled hearth, beech surround and mantle. Wooden flooring, wall lighting points, glazed double doors open to dining area and kitchen.

**Kitchen & Dining:** 5.72m x 3.60m (18'8" x 9'8") open plan kitchen and dining area with glazed doors to lounge and French doors opening to rear garden. The hand painted kitchen units are Shaker style with a breakfast bar extension, integrated refrigerator and electric hob & oven, bowl and half sink and plumbing connections for automatic dishwasher.

**Utility Room:** 2.02m x 1.60m (6'6" x 5'2") low level fitted units, stainless steel sink, plumbing connections for automatic washing machine.

**Washroom:** pedestal hand basin and w.c.

**Family Room/Bedroom 1:** 5.35m x 3.50m (17'6" x 11'5")







### ***First Floor***

**Master Bedroom:** 4.11m x 3.50m (13'5" x 11'5") **Ensuite:** pedestal hand basin, w.c. and shower cabinet with Mira thermostatic shower.

**Bedroom 3:** 3.80m x 3.70m (12'5" x 12'1") with integrated wardrobe.

**Bedroom 4:** 3.10m x 3.00m (10'2" x 9'8") with integrated wardrobe.

### **Walk in hotpress**

**Bathroom:** 2.64m x 2.00m (8'7" x 6'6") tiled shower cabinet with electric shower, pedestal hand basin, w.c. and contoured bath.



## Exterior:

The garden to front is in lawn with a tarmac driveway and parking area. The rear garden is fully enclosed by 6' boundary fencing and is also in lawn.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A 92 plus                                   |         |           |
| B 81-91                                     |         |           |
| C 69-80                                     |         |           |
| D 55-68                                     | 65      | 71        |
| 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@pjmcilroy.co.uk](mailto:property@pjmcilroy.co.uk)

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

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