



ESTATE AGENTS

AUCTIONEERS

VALUERS



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

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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.

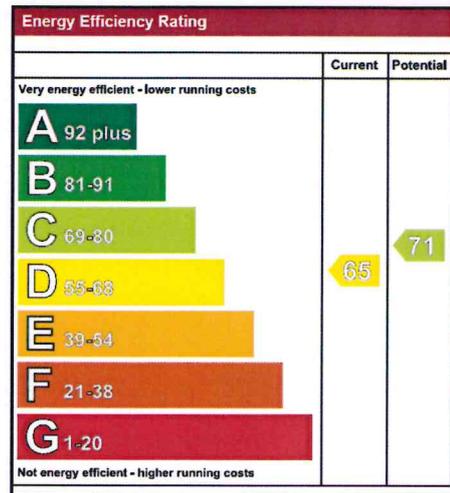
Bedroom 4: 3.10m x 3.00m (10'2" x 9'8") with integrated wardrobe.

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.



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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