



ESTATE AGENTS

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## **26 Craigagh View CUSHENDUN, BT44 0PR**

This exceptionally well maintained and tastefully presented semi detached is located in a cul-de-sac of recently constructed properties situated close to Cushendun village and beach. The property offers a spacious arrangement of living space and a blend of accommodation suited to occasional use or as a family home.

- \*\* 3 bedrooms (master ensuite)**
- \*\* 2 bathrooms**
- \*\* Gas heating**
- \*\* uPVC double glazing**
- \*\* Security alarm**
- \*\* South facing rear aspect**
- \*\* Enclosed rear patio & garden**
- \*\* Convenient to Cushendun village & beach**

**PRICE: Offers Around £159,950**

**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:**

Spacious entrance hallway with wood laminate flooring, walk-in cloaks/storage closet.

**Lounge:** 5.45m x 4.81m (17'9" x 15'8") open fireplace with Hamco multi fuel stove and slate tile hearth, wood laminate flooring, television point.

**Kitchen & Dining:** 5.45m x 3.80m (17'9" x 12'5") with a range of shaker style eye & low level kitchen units with integrated larder style fridge & freezer, stainless steel 4 ring gas hob with electric oven and brushed steel extractor stack and splashback, bowl and half stainless steel sink with plumbing connections for automatic washing machine. French doors open from the dining area to the south facing, enclosed rear garden.

**Washroom:** dual flush w.c., corner hand basin with vanity cupboard.







### ***First Floor***

**Master Bedroom:** 4.12m x 3.46m (13'5" x 11'4") **Ensuite:** with 1100mm shower enclosure and thermostatic shower, dual flush w.c., wall mounted hand basin with vanity cupboard. Tiled floor .

**Bedroom 2:** 4.12m x 2.70m (13'5" x 8'9")

**Bedroom 3:** 4.12m x 2.70m (13'5" x 8'9")

**Bathroom:** 3.90m x 2.14m (12'8" x 7'0") with bath, dual flush w.c., wall mounted hand basin with vanity unit, shower cabinet with thermostatic shower.

## Exterior:

The garden to front is in lawn with metal rail fencing and offers scope for private off street parking. The rear garden is fully enclosed by 6' fencing and, with a south facing aspect, enjoys sunlight throughout the day. The patio area is accessible through French doors opening from the dining area and, having scenic views to the countryside, is an ideal space for relaxation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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@pjmclilroy.co.uk](mailto:property@pjmclilroy.co.uk)

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

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