



ESTATE AGENTS

AUCTIONEERS

VALUERS



8a Quay Road BALLYCASTLE, BT54 6DN

This detached bungalow is situated on a large site of approximately one third of an acre with original stone boundary walls and a south facing aspect. The property is tucked away in a private site just off Quay Road and within comfortable walking distance of the town centre (approx. 200 metres) and Ballycastle seafront and beach (approx. 400 metres). The bungalow was originally constructed in the 1980's and extensively modernised by the present owners.

- | | |
|--------------------------------------|---|
| ** 2 bedrooms | ** 2 bathrooms |
| ** Large site c.0.3 acre | ** uPVC double glazing |
| ** Oil fired central heating | ** Recently modernised |
| ** South facing walled garden | ** Convenient to beach & town centre |

PRICE: Offers Around £320,000

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:

Entrance Porch opening to **Entrance Hallway** 8.00m X 1.35m (26'2" x 4'4")

Lounge: 4.90m x 4.60m (16'1" x 15'1") a naturally bright room with a south facing aspect. The open fireplace has a tiled hearth and a cast iron multi fuel stove.

Kitchen & Dining: 4.85m x 4.52m (15'9" x 14'8") the Shaker style kitchen has a range of eye and low level fitted units with solid wood worktops and a Rangemaster bowl and half ceramic sink and integrated Hotpoint larder style fridge, Smeg automatic dishwasher and brushed steel extraction canopy.

Utility Room: 3.86m x 2.30m (12'7" x 7'5") (average) with fitted eye and low level units, stainless steel sink and plumbing connections for automatic washing machine.





Bedroom 1: 4.87m x 3.40m (15'10" x 11'2")

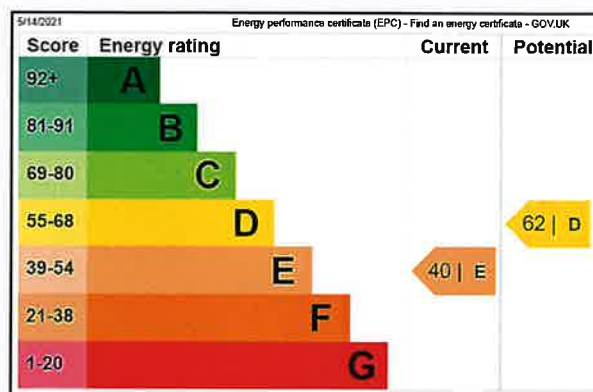
Bedroom 2: 4.26m x 3.42m (13'10" x 11'2")

Bathroom: 2.18m x 1.80m (7'2" x 5'9") jacuzzi style bath, pedestal hand basin, dual flush w.c., chrome heated towel ladder.

Wet Room: 3.40m x 1.35m (11'2" x 4'4") pedestal hand basin, dual flush w.c. and Mira Sprint electric shower, chrome heated towel ladder.

Integral Garage: 6.10m x 3.40m (20'0" x 11'2") with roller door, power and lighting points.

The property is situated on a site of approximately one third of an acre and enjoys a south facing aspect with the gardens enclosed by original stone walls and with mature fruit trees in place.



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

Mcilroy

PJ & son

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.