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## 1 Greenville Avenue BALLYMONEY, BT53 8BJ

Set on a choice spacious corner site and overlooking the Kilraughts Road, this 4 bedroom (1 ensuite), 2½ reception room detached house with garage is sure to appeal to a wide range of prospective purchasers. The property benefits from having light oak uPVC double glazed windows, has oil fired heating and offers bright, spacious and flexible accommodation. The property is within walking distance of the town centre and the A26 commuter route to Coleraine and Ballymena.

- \*\* 4 bedrooms, 2½ reception rooms
- \*\* Oil fired central heating
- \*\* Spacious garden to front & side
- \*\* Extensive concrete area to rear of property
- \*\* Easy access to A26 to Coleraine & Ballymena
- \*\* Within walking distance to town centre & amenities
- \*\* Set on prime site
- \*\* uPVC double glazed windows
- \*\* Partially floored roof space

PRICE: Offers Around £ 239,950

BY APPOINTMENT THROUGH AGENT

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

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

email: [property@pjmilroy.co.uk](mailto:property@pjmilroy.co.uk) web: [www.pjmilroy.com](http://www.pjmilroy.com)

**Accommodation:**

**Entrance Porch** with archway to:

**Entrance Hall:** wood laminate floor, telephone point, storage understairs with light.

**Lounge:** 5.69m x 3.56m (18'8" x 11'8") with tiled fireplace and hearth, wooden surround, wood laminate floor, covered ceiling, windows with double vista.



# PJ **Mcilroy** & son

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**Sitting Room/Dining Room:** 3.56m x 3.25m (11'8" x 10'9") with wood laminate floor.



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**Kitchen/Dinette:** 6.76m x 3.71m (22'2" x 12'2") at widest points. With an attractive range of eye and low level units including Beko electric double oven including grill, microwave oven, integrated fridge freezer, pull out larder unit, Fagor electric ceramic hob, 1½ bowl stainless steel sink unit, glass display units, part tiled walls, tiled floor, wine rack, extractor fan, window pelmets, tiled walls, tiled floor, wooden sheeted ceiling, French doors to garden area.

**Utility Room:** 2.54m x 1.65m (8'4" x 5'5") with eye and low level units, stainless steel sink, plumbed for automatic washing machine, tiled floor.

**Separate W.C.:** with w.c., wash hand basin, part tiled walls, tiled floor.



**First Floor**

**Spacious landing area and shelved hot press**

**Bedroom 1:** 3.56m x 3.15m (11'8" x 10'4") with built in wardrobe.

**Bedroom 2:** 3.58m x 3.07m (11'9" x 10'1") ensuite with Mira Sport electric shower, sheeted cubicle, w.c., wash hand basin, tiled splash back, tiled floor.

**Bedroom 3:** 3.53m x 2.69m (11'7" x 8'10") with fitted sliderobes.

**Bathroom & W.C:** with fitted suite including bath, w.c., wash hand basin, Redring Expressions Revive electric shower, tiled cubicle, heated towel rail, tiled walls, tiled floor.

**Bedroom 4:** 3.56m x 3.16m (11'8" x 10'3") with built in wardrobe.



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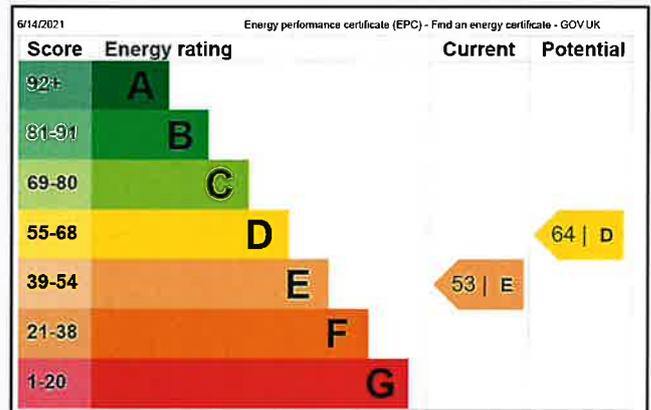


**Decorative raised stone beds in the spacious garden**

**Exterior:**

**Garage:** 19'6" x 11'3" with electric roller door, light & power points. Outside tap.

Patio area to rear garden. Decorative raised stone beds to rear and spacious garden in lawn to front and side. Boundary fence to front and side and boundary walls to rear with entrance gates.



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

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



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