



ESTATE AGENTS

AUCTIONEERS

VALUERS



**52 Ann Street
BALLYCASTLE, BT54 6AD**

This three storey mid terrace is situated on an elevated, south facing site convenient to the town centre and approximately 600 metres from Ballycastle seafront and the beach. The property has been very well maintained and, with a large rear garden with vehicular access, offers scope for extension of the living space or varied business use (subject to approval)

- ** Convenient to town centre and beach**
- ** Four bedrooms**
- ** 2 reception rooms**
- ** Large rear garden with vehicular access**
- ** Oil fired central heating**
- ** Partial double glazing**

PRICE: Offers Around £220,000

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 to Entrance Hall: with tiled floor.

Sitting Room: 15'5" x 12'0" a naturally bright room with a bay window to front and tongue and groove wooden flooring. The traditional style cast iron open fireplace has a mahogany surround and slate tile hearth.

Living & Dining Room: 13'0" x 11'9" arched cast iron open fireplace with carved pine surround and slate tile hearth. Tiled floor through open plan access to kitchen.

Kitchen: 11'6" x 6'6" having fitted eye and low level kitchen units with integrated electric double oven, ceramic hob and stainless steel sink with plumbing connections for automatic dishwasher . Tiled floor and walls.





First Floor

Shower Room: 7'5" x 7'2" walk-in shower enclosure with Redring Expressions thermostatic power shower, dual flush w.c. and hand basin with vanity unit, heated towel ladder, illuminated mirror.

Bedroom 1: 16'4" x 11'10"

Bedroom 2: 11'9" x 10'4"

Second Floor

Bedroom 3: 16'4" x 11'10"

Bedroom 4: 10'4" x 9'2"

Exterior:

The front garden is fully enclosed with boundary wall and hedging and enjoys sunlight throughout the day. An enclosed courtyard to the rear leads via steps to the extensive rear garden which also enjoys sunlight throughout the day and is accessible by vehicle from Ann Street.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		44 E
21-38	F	34 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

Website: www.pjmclilroy.com

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