



ESTATE AGENTS

AUCTIONEERS

VALUERS



3 Castle Street BALLYCASTLE, BT54 6AS

This four bedroom mid-terrace townhouse is centrally located within 300 metres of Ballycastle town centre and shops and convenient to local schools and other amenities. The accommodation extends to approximately 1500 square feet over two floors with a flexibility of use offering 3-4 bedrooms and two reception rooms.

**** 3-4 bedrooms**

**** 2 bathrooms**

**** Oil fired central heating**

**** Convenient to town centre**

**** 2 reception rooms**

**** uPVC double glazing**

**** Enclosed rear garden**

**** First time/investment purchase**

PRICE: Offers Around £127,500

BY APPOINTMENT THROUGH AGENT

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

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Accommodation:

Entrance Hall: with understairs storage.

Living Room: 5.43m x 3.41m (17'8" x 11'2") open fireplace with multi fuel stove and pine mantle board.

Kitchen: 5.43m x 3.40m (17'8" x 11'2") with a range of hand painted eye and low level kitchen units and bowl and half stainless steel sink and tiled floor.

Utility Space: 2.25m x 1.91m (7'4" x 6'3") with stainless steel sink and plumbing connections for automatic washing machine.

Bedroom 1/Family Room: 4.02m x 3.50m (13'2" x 11'5")

Shower Room: 2.50m x 2.33m (8'2" x 7'6") hand basin, w.c. and shower with Mira Advance shower fitting.

Washroom: with hand basin and w.c.





First Floor

Bedroom 2: 3.43m x 2.60m (11'3" x 8'5")

Bedroom 3: 4.20m x 3.50m (13'8" x 11'5")

Bedroom 4: 3.43m x 2.75m (11'3" x 9'0")

Bathroom: 2.20m x 2.03m (7'2" x 6'7") pedestal hand basin, w.c. and bath with folding shower screen and Triton electric shower over bath.

Exterior:

This recently modernised townhouse is located approximately 300 metres from the town centre and convenient to local amenities. The accommodation extend to approximately 1500 square feet over two floors with a flexibility of use offering up to four bedrooms with bathrooms on ground and first floors. The rear garden has a south facing aspect enjoying sunlight throughout the day.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	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@pjmcilroy.co.uk

Website: www.pjmcilroy.com

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