



ESTATE AGENTS

AUCTIONEERS

VALUERS



5 The Everglades BALLYCASTLE, BT54 6BE

This detached three bedroom house is located in a mature residential area of Ballycastle just off Clare Road and convenient to the seafront area of town. The property is situated in a quiet cul-de-sac on a corner site enjoying sunlight throughout the day.

- ** Mature residential area**
- ** Approximately ¾ mile from seafront and town centre**
- ** Oil fired central heating**
- ** uPVC windows and rear door**
- ** uPVC fascia and soffits**
- ** Alarm system installed**
- ** Cul de sac location**

PRICE: Offers around £249,950

BY APPOINTMENT THROUGH AGENT

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

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Accommodation:

Entrance Hall: 3.61 m x 2.736 m (11'8" x 9'1") Glazed entrance door leading to entrance hall with spacious under stairs storage.

W.C.: With pedestal wash hand basin, walls tiled to half height.

Lounge: 4.88 m x 3.47 m (15'10" x 11'4") open fire with red brick effect fireplace and marble hearth. Television and telephone points. Glazed double doors leading to dining room.

Dining Room: 3.41 m x 2.80 m (11'2" x 9'2") (3.26 m (10'7") at widest point) Glass sliding door opening to sun room.

Sun Room: 2.76 m x 2.14 m (9' x 7') uPVC framed sun room with door leading to rear garden.

Kitchen: 3.45 m x 3.40 m (11'3" x 11'2") range of eye and low level traditional style kitchen units and breakfast bar, Phillips solid plate electric hob, Belling eye level double oven, Phillips extractor visor, single bowl stainless steel sink unit. Walls tiled to half height.

Utility Room: 3.02 m x 1.78 m (5'9" x 3') with single bowl stainless steel sink unit and low level cupboards. Plumbing connections for automatic washing machine, walls tiled to half height. Access





Master Bedroom: 3.89 m x 3.48 m (12'7" x 11'4") **Ensuite:** 2.37 m x 1.36 m (7'8" x 4'4") with w.c., pedestal wash hand basin, shower cubicle with thermostatic shower fitting. Walls tiled to half height.

Bedroom 2: 3.47 m x 2.83 m (11'4" x 9'2") with built in wardrobes, vanity unit with drawers and storage.

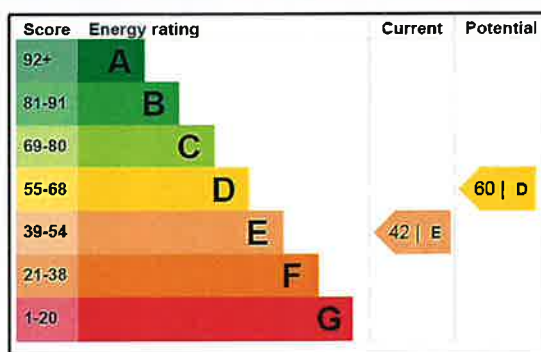
Bedroom 3: 2.84 m x 2.81 m (9'3" x 9'2") with built in wardrobe.

Bathroom: 2.77 m x 2.57 m (9'1" x 8'4") with w.c., pedestal wash hand basin, bath, shower cubicle with thermostatic shower fitting, shaving point. Walls tiled to half height. Hotpress.

Exterior:

Integral Garage: 5.37 m x 3.04 m (17'6" x 9'10") with pedestrian access from utility room, remote operated electric door.

Gardens to front, side and rear laid in lawn with mature boundary hedging and trees. Concrete parking area to front of garage.



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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