



7 MOORFIELDS, BALLYBOGEY, BALLYMONEY BT53 6SF



- APPROXIMATELY 1,525 SQFT
- 3 LARGE BEDROOMS
- PRIVATE GARDENS
- 2 RECEPTION ROOMS
- CLOSE TO COAST
- 3 BATHROOMS

OFFERS AROUND £165,000





Detached property that extends to c. 1525 sqft. Two extremely spacious bedrooms plus a master suite with dressing room and large ensuite are found within. Excellent reception space with a good sized lounge, dining room and kitchen. A large garage and utility room are also found within.

Only a short drive to the Portrush, Bushmills and Portballintrae.

FEATURES

3 double bedrooms (1 with ensuite and dressing room), lounge, dining room, kitchen, utility room, bathroom, downstairs WC.

Property extends to approximately 1,525 sqft.

Located in a quiet development

Private rear garden

Short drive to the seaside town of Portrush which boasts a white sandy beach and Royal Portrush Golf Club.

Walking distance to local shop.

Oil fired central heating system

Double glazing windows in uPVC frames.

Superb large family home

(028) 7034 4433

WWW.PHILIPTWEEDIE.COM

ACCOMMODATION

uPVC front door, tiled floor, telephone point and under stairs storage.

DOWNSTAIRS WC

Comprising a low flush WC, pedestal wash hand basin with tiled splash back and tiled floor.

LOUNGE (4.3m x 3m)

Solid wood floor, open fire with tiled hearth and wood surround. Television point and double glass panel door leading to.....



DINING ROOM (3m x 3m)

Solid wood floor and door through to kitchen. Patio doors open to back garden.

KITCHEN (4m x 3.6m)

Tiled floor with high and low level storage units. Integrated oven, hob and extractor fan, integrated dishwasher and integrated fridge freezer. Stainless steel sink and drainer unit.



UTILITY ROOM (2.3m x 2.3m)

Tiled floor with high and low level storage units. Plumbed for a washing machine and space for a tumble drier. Access to rear garden.

FIRST FLOOR

Carpeted hall and landing. Large window and possible open office area.

Hot press and storage cupboard, access to attic.

BEDROOM 1 (5.3m x 4m)

Laminate wood floor and television point. Dressing area with fitted mirrored wardrobes.

ENSUITE comprising a low flush WC, panel bath and tiled floor. Pedestal wash hand basin and shower cubicle with an electric shower.



BEDROOM 2 (3.1m x 3.2m)

Laminate wood floor and built in wardrobe.

BEDROOM 3 (3.2m x 3m)

Laminate wood floor and built in wardrobe.

BATHROOM (3m x 2m)

Tile floor, low flush WC and pedestal washing hand basin. Panel bath and shower cubicle with electric shower.





Regulated by RICS



EXTERNAL FEATURES

GARAGE (4.9m x 3.8m)

With roller door, lighting and power.

- Private rear garden with lawned area
- Mature trees to rear
- Tarmac driveway to front

ANNUAL RATES: APPROXIMATELY £1058



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.