



91E BALLAGHMORE ROAD, PORTBALLINTRAE



X 3



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	69	72
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £265,000

91E BALLAGHMORE ROAD, PORTBALLINRAE

Situated in the heart of the popular seaside village of Portballinrae, and forming part of the Maxwell Cottages development, this home features three bedrooms, a stylish bathroom and open plan living accommodation on the first floor, with partial sea views. The property has been well maintained by the current owners and would be of interest to those seeking a low maintenance holiday home from which to explore the stunning Causeway Coast.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Central location.
- Low maintenance.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,209.65

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE HALL

Wood flooring; under stair storage.

BEDROOM 1

3.37 m x 2.99 m (11'1" x 9'10")

Double bedroom to the rear; wood flooring.

BEDROOM 2

3.48 m x 2.38 m (11'5" x 7'10")

Double bedroom to the front; wood flooring.

BEDROOM 3

2.97 m x 2.56 m (9'9" x 8'5")

Double bedroom to the rear; wood flooring.

BATHROOM

2.36 m x 1.56 m (7'9" x 5'1")

Large walk in shower; toilet; vanity with wash hand basin; chrome towel radiator; laminate flooring; PVC tiled walls; extractor fan; spot lighting.

FIRST FLOOR

KITCHEN & DINING AREA

2.51 m x 4.07 m (8'3" x 13'4")

Range of fitted units; laminate work surfaces; stainless steel sink unit; electric oven & hob with extractor unit over; space for fridge freezer & plumber for washing machine; wood flooring; spot lighting.

LOUNGE

4.10 m x 6.05 m (13'5" x 19'10")

Recessed open fire with tiled hearth and floating wooden mantle; wood flooring; spot lighting; sea views to the rear.

EXTERIOR FEATURES

- Allocated off street car parking.
- Gravel patio area to the rear.
- Outside light.



Regulated
by RICS



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