



FLETCHER TORRENS

Property Sales and Lettings

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35 Main Street, Ballintoy, BT54 6LX

- Mid-Terraced Property
- Oil Fired Central Heating
- Stunning Sea Views
- 3 Bedrooms
- Double Glazing
- Ideal Family/Holiday Home

OFFERS OVER £109,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Enclosed Mature Rear Garden
- Off Street Parking
- Village Location
- Close proximity to Causeway Coast Attractions
- Rates Approx £ per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	55 d	
39-54	E		
21-38	F		
1-20	G		

Fletcher Torrens are delighted to offer for sale this 3 bedroom mid-terraced property in the tranquil village of Ballintoy.

The property benefits from 3 bedrooms, oil fired central heating, uPVC double glazing, with a lovely large bright and airy porch to the front.

There is off street parking to the front of the property, and a large mature garden to the rear with stunning countryside and sea views. This property is a hidden gem and will attract a wide range of purchasers.

Perfectly situated in a scenic and semi-rural setting in the heart of the world famous Causeway Coast countryside, just a short drive from Bushmills and Ballycastle, this will make an ideal starter/holiday home.

We at Fletcher Torrens recommend an early internal inspection to fully appreciate what this delightful property has to offer.



ACCOMMODATION

PORCH

Tiled flooring, power points, blinds.

HALLWAY

Tiled flooring, understair storage, power point, telephone point, access to rear.

LIVING ROOM (16'6" x 10'3")(5.04m x 3.12m)

Vinyl flooring, fireplace with wooden surround, power points, TV point, blinds.

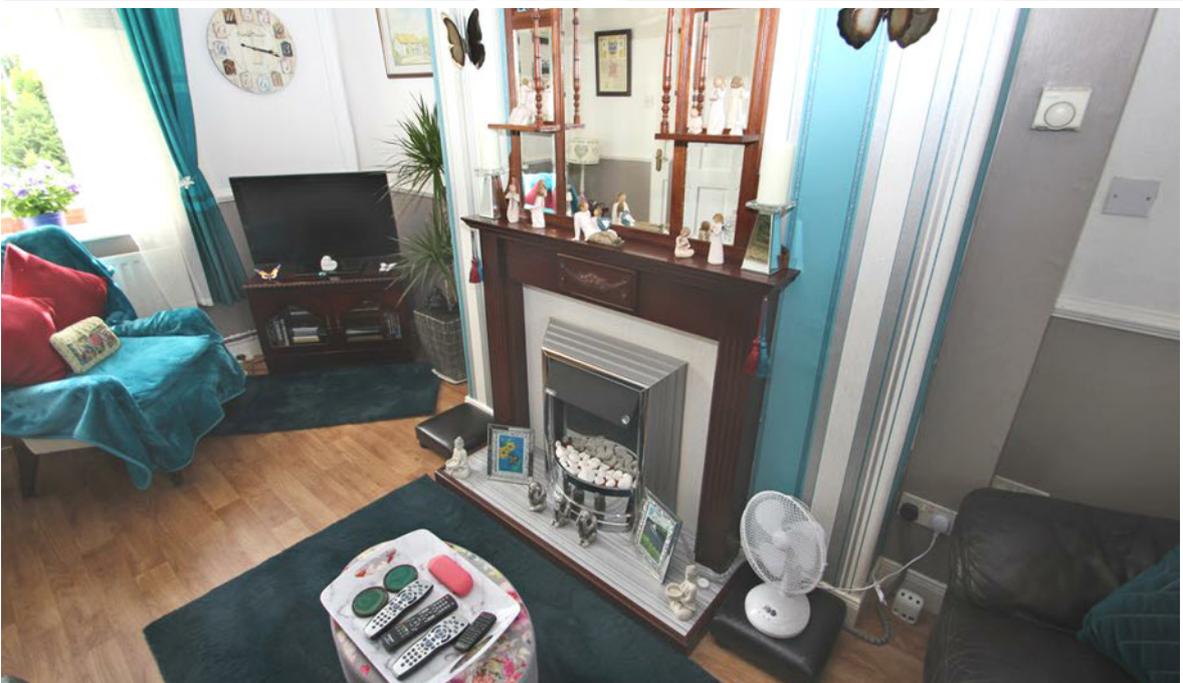
KITCHEN (16'9" x 9'11")(5.10m x 3.03m)

Vinyl flooring, eye and low level units, tiled to base of eye level units, stainless steel sink unit, space for cooker, plumbed for washing machine, space for fridge/freezer, extractor fan.

WC

Tiled flooring, WC, corner wash hand basin, blinds.







FIRST FLOOR

LANDING

Carpet, hotpress with shelving, power point, blinds.

BEDROOM 1 (16'7" x 10'5") (5.05m x 3.17m)

Carpet, power points, built-in wardrobes, blinds.

BEDROOM 2 (10'0" x 7'1") (3.05m x 2.15m)

Carpet, wash hand basin, access to attic, power points, blinds.

BEDROOM 3 (9'3" x 10' 0") (2.82m x 3.04m)

Carpet, power points, blinds.

BATHROOM (6'1" x 5'11")(1.85m x 1.80m)

Vinyl flooring, WC, pedestal wash hand basin, fully tiled shower cubicle, extractor fan, blinds.







EXTERIOR

FRONT

Enclosed with wall, laid in lawn & shrubs, concrete path, off street parking.

REAR

Enclosed with fencing, laid in lawn, mature trees & shrubs, storehouse, outside tap, boiler, stunning countryside and sea views.





VIEWS TO REAR





DIRECTIONS

Entering Ballintoy village from the Bushmills direction, travel past the chapel and No. 35 is approx. 100 m on the left hand side.

PLACING AN OFFER

When placing an offer we will require the following information:

- Name and Address of all Purchasers
- Contact Number
- Email Address
- Details of Property to Sell
- If you are Cash/Subject to Mortgage

PROOF OF FUNDS

Due to the Money Laundering Regulations 2017 (MLR2017) we are required by law to have the following on file for all purchasers:

1. **Purchaser's ID**
 - A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
2. **Proof of Funds**
 - A decision in principle for mortgage OR a letter from a financial advisor/ accountant/ solicitor stating there is sufficient funds OR copy of a bank statement.
3. **Proof of Current Address**
 - Copy of a utility bill, e.g. telephone or rates

Lettings Department

Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.

For further details please contact our office.

Tel: 028 7082 4999

E: lettings@fletchertorrens.com



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OFFICE OPENING HOURS

Monday	09:00 - 17:00
Tuesday	09:00 - 17:00
Wednesday	09:00 - 17:00
Thursday	09:00 - 17:00
Friday	09:00 - 17:00

Mortgage Advice

If you are moving house or investing in property, we can put you in touch with a professional mortgage advisor. This is a free, no obligation service, so why not contact Mark Shields to see what he has to offer.

Tel: 028 9023 4433

Mob: 077 9977 1861

E: mark@shieldsfinance.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.

