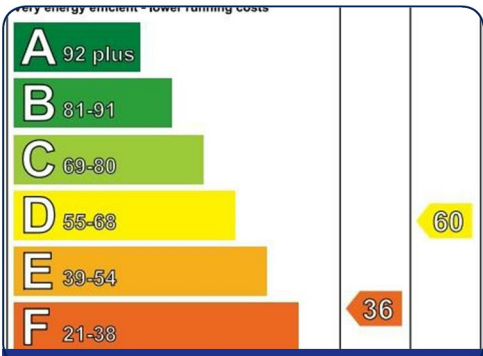


15 Market Street, Ballycastle, BT54 6DS

- 6 Bedrooms 3 Reception Townhouse w/ Seperate Adjoining 4 Room Property
- Oil Fired Central Heating
- uPVC Part Double Glazed Windows
- Spacious Site
- Suitable For Commercial /Development Potential
- (subject to necessary planning approvals)
- EPC Rating F36

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers.They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.







#### Entrance Porch

With coved ceiling, glass panelled door leading into:

#### Hall

With telephone point, under stairs storage cupboard.

#### Lounge

13'5 x 10'11 (4.09m x 3.33m)

With tiled fireplace with tiled hearth, TV point, open archway leading to:

#### Dining Area

11'5 x 10'11 (3.48m x 3.33m)

#### Kitchen

10'11 x 6'9 (3.33m x 2.06m)

Fitted with eye and low level units, stainless steel sink unit, integrated electric hob/oven, extractor fan, half tiled around worktops, plumbed for washing machine, space for fridge freezer.

#### First Floor Split Level Landing

With airing cupboard.

#### Bathroom

With suite comprising corner bath with tiled splash back, wash hand basin with tiled splash back, wc, hoptress.

#### Bedroom 1

13'6 x 11'4 (4.11m x 3.45m)

#### Bedroom 2

11'6 x 11'6 (3.51m x 3.51m)

#### Study

8'8 x 6'3 (2.64m x 1.91m)

#### Second Floor Landing

With velux window and access to roofspace.

#### Bedroom 3

14'11 x 14'9 (4.55m x 4.50m)

#### Bedroom 4

14'0 x 11'4 (4.27m x 3.45m)

With velux.

#### Bedroom 5

14'4 x 11'0 (4.37m x 3.35m)

#### Bedroom 6

11'4 x 11'1 (3.45m x 3.38m)

#### Adjoining Property

#### Room 1

15'6 x 13'11 (4.72m x 4.24m)

With wood strip ceiling and strip lighting, stairs leading to first floor.

#### Room 2

14'10 x 9'3 (4.52m x 2.82m)

To widest points.

#### Utility Area

10'8 x 7'7 (3.25m x 2.31m)

With wash hand basin, wc, tiled floor and velux window

#### First Floor Landing

#### Lounge

14'5 x 11'0 (4.39m x 3.35m)

With coved ceiling and strip lighting.

#### Room 3

14'1 x 7'10 (4.29m x 2.39m)

With strip lighting.

#### EXTERIOR FEATURES

Spacious concrete yard to rear with vehicular access via shared entry. Outside tap and light.

Access to rear garden bordered by mature trees and shrubs.

Outbuilding 1: 17'10 x 10'6 to widest points. Outbuilding 2: 20'11 x 13'3 to widest points, attic space.

