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PRESTIGE PROPERTY

15 Fairhead View, Ballycastle BT54 6LU



Located in one of Ballycastle's mature sought after residential locations this excellent detached property has been well finished and the property boasts an excellent kitchen area and open plan sun room overlooking the south facing rear garden. Extending to approximately 2800 sq ft the property offers in total five bedrooms, three receptions and a fitted bathroom on the ground and first floor. As selling agents we draw special attention to this beautiful family home.

Offers Over £400,000

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Location :

Leave Ballycastle town centre along Market Street and turn left onto Moyle Road. Proceed along same, turn right into Fairhead View and continue left to the end of the cul de sac.

**Accommodation
Comprising****Entrance Porch:**

with tiled floor, stained mahogany door to;

Entrance Hall:

with points for wall lights.

**Lounge:**

17'1 x 14'10 with an attractive open fireplace constructed of marble and tiling, marble surround, dual back boiler, solid oak polished floor, dado rail, wall lighting, TV points.

**Family Room / Dining Room:**

14'1 x 13'6 with a feature cast metal gas pot belly stove, pine mantle board, tiled floor, open plan to sun room, point for wall lights, TV point.



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Sun Room:

14'4 x 11'9 open plan from family/dining room with tiled floor, pine painted ceiling, recessed lighting, bevelled glass doors to rear patio and south facing garage.





Kitchen:

17'9 x 16'6 (at widest point) with a high quality range of Chestnutt McAuley kitchen fitted eye and low level kitchen units, with leaded glass display units, concealed lighting, integrated 'Hotpoint' double electric oven, 'Electrolux' gas hob, 'Neff' automatic dishwasher, bow and have stainless steel sink, tiled floor tiled between units, breakfast bar, pirana pine ceiling.

Study / Bedroom (1):

13'6 x 12'6 with TV point.

Utility Room:

12'4 x 7'10 with fitted units, stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, pirana pine ceiling.



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Bathroom and W.C.:

With wash hand basin W.C. and bath with pine wood panelling, part tiled walls, tiled floor and extractor fan.





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First Floor

Mahogany staircase leading to first floor with airing cupboard:

Bedroom (2):

17 x 15 with an integrated range of bedroom furniture comprising wardrobes, dressing table, drawer chest and bed side tables, TV point.

Bedroom (3):

15'5 x 14'11.

Bedroom (4):

14 x 10 with an integrated range of bedroom furniture comprising wardrobes, dressing table, drawer chest and bed side tables, TV point.

Bedroom (5):

13'7 x 13'4 with an integrated range of bedroom furniture comprising wardrobes, dressing table, drawer chest and bed side tables.



Bathroom and W.C. combined

with an excellent three piece white suite comprising WC, wash hand basin, bath, showerlux shower cabinet with 'Mira Sport' electric shower, part tiled walls, tiled floor.

Exterior Features:

Detached garage 24 x 17'8 with roller door, pedestrian door, good range of light and power points, floored loft storage accessed with staircase. Garden to front laid in lawn, with shrubs and flower beds, tarmac drive. Boundary wall with brushed steel iron gate. Garden to rear laid in lawn with boundary wall and hedging, paved patio area south facing entertaining area.

Other Features:

Hardwood double glazed windows
Dual heating (oil fired and solid fuel)
Detached double garage
Quiet mature location
South facing enclosed rear garden
Intruder security alarm installed



Solicitor:

Campbell and Company
84 Castle Street
Ballycastle
BT54 6AR

For further details and permission to view contact selling agents.

Property Reference:

BC960GMI081007

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