

mcafee

PRESTIGE PROPERTY

17 Rathlin Avenue, Ballycastle BT54 6DQ



Located in one of Ballycastle's most sought after mature developments we are pleased to offer for sale this excellent four bedroom, three reception detached property. Set on a spacious site the property has a family range of bright and spacious proportioned accommodation situated conveniently to all local amenities and Ballycastle beach. We recommend early inspection.

Offers Over £455,000

Ballycastle Office
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www.mcafeepropertiesandmortgages.com

Location:

Leave Ballycastle via Ann Street and turn left at the roundabout onto Rathlin Road. Take second left into Rathlin Avenue and continue to the right, this property is located on the right hand side.

**Accommodation
Comprising****Entrance Hall:**

with 'Amtigo' floor, dado rail, telephone point.

Separate Cloaks:

with WC, wash hand basin, tiled shower area with 'Gainsborough Energy 3000X' shower, tiled walls, tiled floor.

**Lounge:**

15'11 x 13'3 with feature marble fireplace with surround and hearth, gas connection, bright room overlooking front lawn, TV point, raised step to dining/breakfast room.



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Dining / Breakfast Room:

14'0 x 13'1 with glazed doors from lounge, patio doors opening onto rear patio.



Family Room:

14'0 x 13'1 with marble effect fireplace, tiled hearth, TV point.



Kitchen:

15'0 x 14'0 with an excellent range of oak fitted eye and low level fitted units, wine rack, bowl and half ceramic sink, integrated gas hob, electric oven, extractor canopy, granite effect worktop, integrated 'Hotpoint' dishwasher and fridge, eyeball lights, tiled floor, tiled between eye and low level units.





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Utility Room:

12'6 x 9'4 with range of kitchen units, plumbed for automatic washing machine, space for tumble dryer, stainless steel sink unit, tiled floor.



Turned Staircase leading to First Floor

Bedroom (1):

21'5 x 12'7 with telephone point, access to eaves storage

Ensuite:

with WC and wash hand basin, tiled shower cubicle with 'Mira Excel' shower unit, tiled floor, part tiled walls.





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Bedroom (2):
12'0 x 11'1 with dormer window.



Bedroom (3):
12'11 x 11'0 with access to eaves storage.

Bedroom (4):
13'4 x 12'



Bathroom:

with white suite, shower cubicle with 'Mira' power shower, tiled floor, part tiled walls, feature arch to bathing area with bath, shaver point and light.

Hotpress and Immersion Heater.

Exterior Features:

Garage 12'6 x 10'6 with roller door, light and power points, access from utility room. Garden to front, side and rear laid in lawn with a varied range of shrubs and tree boundary hedging. Paved patio and path to rear.

Other Features:

Detached
Good decorative order
Cul de sac location
Oil fired heating
Viewing highly recommended
Garage
Mature convenient location
uPVC double glazed

Solicitor:

Breslin McCormick
64 William Street
Ballymena
BT43 6AW

For further details and permission to view contact selling agents.

Property Reference:

BC940GMI150807



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