

# mcafee

## PRESTIGE PROPERTY

2 Clontyfinnan Road, Armoy BT53 8TW



This excellent detached family home is superbly situated just off the Gracehill Road in one of North Antrim's most sought after locations due to its convenience to Ballymoney and Ballycastle town centre and the many amenities it has to offer and access to all arterial routes to Ballymoney, Coleraine, Ballymena and Belfast. Deceptively spacious from external inspection, the accommodation comprises of four bedrooms, four well appointed reception rooms together with kitchen, bathroom and ensuite. Externally the gardens have been professionally landscaped and well maintained and are without a doubt one of the external features of this family home. As selling agents we feel that this is a fantastic opportunity to purchase a fine, highly finished detached property.

**Offers Around £295,000**

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## Accommodation Comprising

### Entrance Hall:

21 x 11'4 with feature pine fireplace, slate inset, slate hearth, wired for wall lights, understair storage cupboard, tiled floor, telephone point.



### Lounge:

21 x 14'4 with pine beam effect fireplace, cast iron inset, tiled hearth, laminated wooden floor, beamed ceiling, TV point, provision for wall lights.



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## Sitting Room:

15'11 x 13'6 with olde world style fireplace, mantle beam, rustic red brick hearth, multi fuel stove, laminated wooden floor, beamed ceiling, TV point, coloured leaded glazed door into hall.

## Study:

11'2 x 9'8 with telephone point, tiled floor.



## Kitchen:

17'9 x 16'3 with solid oak eye and low level units, saucepan drawers, glazed display unit, wine rack, central island, 'Belling' Kensington cooker, 6 ring gas hob, double oven, grill, over mantle, extractor fan, integrated dishwasher, 'Whirlpool' American style fridge freezer, bowl and half sink unit, granite worktop, wired for under unit lighting, low voltage down lights, Beam vacuum point, beam ceiling, tiled floor, TV point, rustic red brick archway to;

## Dining Area:

11 x 10'3 with TV point, tiled floor.

## Utility Room:

11' x 7'1 with oak effect eye and low level units, single drainer stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, extractor fan, central point for beam vacuum system, tiled floor.

## Shower Room:

9'8 x 6'10 with WC, wash hand basin, 'Redring Expressions 500' corner shower cubicle, downlights, extractor fan, tiled floor.



**Spindle Staircase leading to First Floor Landing:**

## **First Floor**

**Bedroom (1):**  
17'9 x 16'2 with TV point.



**Ensuite:**  
with WC and wash hand basin, 'Sirrus' shower cubicle, vanity unit, low voltage downlights.

**Bedroom (2):**  
14'1 x 13 (L shape) with 2 TV points.

**Bedroom (3):**  
14 x 12 with TV point.

**Bedroom (4):**  
21 x 14'4 with TV point.



**Bathroom and W.C. combined:**  
18'5 x 9'8 with white coloured suite, 'Sirrus' pressurised shower, wide shower tray, extractor fan, low voltage downlights.



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## Exterior Features:

Detached garage 18'10 x 15'8. The property is approached by pillared drive, ranch style gates, stone sweeping drive. Spacious lawn to front, side and rear, feature pond to front, outside lights and tap.





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## Special Features:

Detached  
Rural location  
Oil fired heating  
Oak effect uPVC windows  
Detached garage  
Spacious site  
Highly finished internally  
4 bedrooms, 4 reception varied accommodation

For further details and permission to view contact selling agents.

## Property Reference:

BC982GMI220208



P.C. 11.09.08 P.C. 28.09.09 P.C. 04.08.11

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