

mcafee

PRESTIGE PROPERTY

The Warren 36 Cushendall Road, Ballycastle BT54 6QR



Built and finished to an exacting standard, this excellent traditional style detached house was built approximately 10 years ago, maximising the views from all principle rooms the property offers four bedroom (two ensuite) and three reception rooms which have been tastefully internally decorated. Enjoying a south facing rear aspect it is well situated beside the local 18 hole golf course and award winning beach.

Price on Application

Ballycastle Office
5 Ann Street Ballycastle BT54 6AA
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Accommodation Comprising

Entrance Porch:

with ceramic tiled floor, leaded glazed door to;

Entrance Hall:

with solid red oak floor, telephone point.



Lounge:

16'5 x 14'10 spacious bright room with excellent views to Knocklayde, feature cast metal fireplace, carved oak surround, slate hearth, solid red oak floor, TV point.

Family Room:

16'3 x 11'3 with views to Knocklayde mountain, 'Rayburn' oil fired range cooker, rustic brick surround and chimney breast, pine mantle board, TV point, tiled floor through to;



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Open Plan Dining Area:

11'3 x 13'10 with views to sea, Rathlin Island, glazed doors through to;



Conservatory:

9'10 x 9'10 a bright room with stunning views over Ballycastle Harbour, sea, strand, Kinbane Head, Rathlin Island and Knocklayde.



Kitchen:

15'2 x 11'10 with views to sea, excellent range of ash eye and low level units, larder style fridge freezer, 'Whirlpool' stainless steel gas hob, electric oven, bowl and half stainless steel sink, 'Ignis' dishwasher, tiled floor.

Utility Room:

with eye and low level units, stainless steel sink unit, plumbed for automatic washing machine, tiled floor.

Separate WC:



Staircase leading to :

First Floor

Landing:

Bedroom (1):

16'4 x 11'3 with views to Knocklayde mountain and countryside, built in fitted wardrobes, tongue and groove floor, TV point.

Ensuite:

with WC, wash hand basin, corner shower cubicle with 'Redring Plus Extra' shower, shaver point, light.

Bedroom (2):

16'3 x 10'4 with views over Ballycastle Bay to Harbour, Kinbane Head, Rathlin Island, Knocklayde, tongue and groove floor, TV point.

Ensuite:

with WC, wash hand basin, shower cubicle with 'Shires' thermostatic shower, shaver point, light.

Bedroom (3):

10'10 x 10'8 with superb views from over the sea to Ballycastle Harbour Rathlin Island, tongue and groove floor, TV point.

Bedroom (4):

10'10 x 10'7 with views over golf course to sea and Rathlin Island.

Bathroom and WC combined

with white suite, roll top cast iron bath with ball and claw feet, corner shower cubicle with 'Shires' thermostatic shower, tiled floor, part tiled walls, shaver point, light.



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Exterior Features:

Garden to front laid in lawn. Tarmac driveway.

Other Features:

Detached
Excellent decorative order
Oil fired heating
uPVC double glazed windows
NITB approved for Bed and Breakfast
Close to golf club and beach
Viewing highly recommended
Elevated south facing site
Superb views to sea, Rathlin Island and Knocklayde
Potential to expand residential accommodation in roofspace subject to necessary planning permission.

Solicitor:

Campbell and Company
84 Castle Street
Ballycastle
BT54 6AR

For further details and permission to view contact selling agents.

Property Reference:

BC963GMI301007





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Approval No. H77757

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