

mcafee

PRESTIGE PROPERTY

70A Whitepark Road, Ballycastle BT54 6LP



Situated just off the main coastal route to Ballintoy and Whitepark Bay we are pleased to offer for sale this excellent detached residence. Set on a choice site with picturesque views to Rathlin and Fairhead, the property has a contemporary feel with five bedrooms (two master ensuite) and two reception rooms.

Offers Over £625,000

Ballycastle Office
5 Ann Street Ballycastle BT54 6AA
T : 028 2076 9404

www.mcafeepropertiesandmortgages.com

Location:

Leave Ballycastle along the Whitepark Road towards Ballintoy. This property is located on the left hand side.

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

with marble tiled floor, telephone point, wall lights, alarm point. wall lights.

**Lounge:**

12'11 x 13'9 with feature fireplace and hearth, gas fire, light oak solid wood floor, pine sheeted ceiling, recessed down lights, wall lights, patio doors to rear, TV point, telephone point.



PRESTIGE PROPERTY

Archway Leading To:

Dining Room:

28'7 x 10'4 with light oak solid wooden floor, recessed down lights, TV point, telephone point, dimmer switch controlled lighting.



Kitchen:

16'10 x 16'0 with shaker style kitchen, saucepan drawers, 'Stoves' 6 ring electric stove with double under oven, 'Britannia' stainless steel extractor fan, 'Candy' integrated dishwasher, 'LG' American style fridge freezer, bowl and half sunken stainless steel sink unit, centre island with breakfast bar, concealed lighting under units, tiled between eye and low level units, recessed down lights.

Utility Room:

11'1 x 6'1 with shaker style low level units, 'Hoover' 7.5kgs condenser dryer, 'Whirlpool' washing machine, tiled floor, recessed down lights.

Separate WC:

with WC, wash hand basin, tiled floor, extractor fan.

Study Bedroom (5):

10 x 6'5 with telephone point.



Master Bedroom:

12'11 x 12'4 with TV point, telephone point, point for sky.

Ensuite:

Comprising walk in tiled shower cubicle with thermostatic shower, tiled floor, extractor fan, tiled splashback.



Bathroom and WC combined:

with white suite, thermostatic shower over bath, chrome wall radiator, telephone pint, half tiled walls, tiled floor.



PRESTIGE PROPERTY

Bedroom (2):
14'10 x 10'4.

Ensuite:

with fully tiled walk in shower cubicle with 'Hans Grohe' shower, towel radiator, tiled splash back, tiled floor, telephone point.

Open Tread oak staircase to first floor gallery landing:

First Floor

Upstairs Lounge:

16'10 x 12'5 with circular window with panoramic views towards Fairhead, Rathlin Island and Ballycastle Bay. feature remote control sandstone effect fireplace.

Bedroom (3):

13'4 x 10'5 with telephone point, TV point, point for sky TV.

Bedroom (4):

12'2 x 9'10 with telephone point, TV point, point for sky TV.



Exterior Features:

Garden to front laid in lawn with flower beds. Stoned driveway and parking area. Garden to rear laid in lawn with stoned flower beds. Outside lights, oil fired boiler, PVC oil tank.

Solicitor:

E J Lavery and Company
1-3 Hightown Road
Glengormley
BT36 7TZ

For further details and permission to view contact selling agents.

Property Reference:

BC934GMI070807





PRESTIGE PROPERTY



MISREPRESENTATION CLAUSE: McAfee Properties & Mortgages, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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 in the particulars 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 McAfee Properties for Year 2000 Compliance and the Purchasers/Lesseees must make their own investigations.



www.mcafeepropertiesandmortgages.com

Antrim Office

T : 028 9448 3744

Ballycastle Office

T : 028 2076 9404

Ballymena Office

T : 028 2563 7733

Ballymoney Office

T : 028 2766 7676

Coleraine Office

T : 028 7034 2224

Portrush Office

T : 028 7051 1110

Portstewart Office

T : 028 7083 2233

Commercial

T : 028 7032 8222 / 028 2563 7733

McAfee Properties and Mortgages is an appointed representative of Legal & General Partnership Services Limited for advising on and arranging mortgages and insurance and an introducer appointed representative of the following companies for introducing the products shown: Legal & General Assurance Society Limited (life assurance, pensions and investments), Legal & General (Unit Trust Managers), Limited and Legal & General (Portfolio Management Services) Limited (investments). All these Legal & General subsidiary companies are authorised and regulated by the Financial Services Authority.
Partners: Gerard McAfee and Mark Pollock

Approval No. H77757

Ballycastle Office
5 Ann Street Ballycastle BT54 6AA
T : 028 2076 9404

mcafee