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PRESTIGE PROPERTY

2 Drumavoley Grange, Ballycastle BT54 6NZ



Situated on a choice elevated site within the magnificent Drumavoley Grange development this magnificent detached residence was built to a high specification offering contemporary design and a deceptively spacious plan. Making some modest floor plan changes to the original 'Ballypatrick' design the property currently provides four bedrooms (2 ensuite) and four reception rooms including an open plan kitchen, living and dining area and spacious site with double detached garage. An unrivalled specification on a superb site which offers views over the surrounding countryside the property offers spacious and individually designed accommodation ideally suited to luxury family living. This is a property and location which can only be appreciated upon inspection; we have no hesitation in highly recommending viewing.

Offers Around £735,000

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

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Location:

Leave Ballycastle via Glenshesk Road and turn right onto Drumavoley Road. Take first left onto Drumavoley Road and Drumavoley Grange is located on the right hand side.

**Accommodation
Comprising**

Hardwood entrance door with church stained arch and glazed side panels to;

Entrance Hall:

with tiled floor.

**Lounge:**

18'8 x 13'6 bright and spacious room with feature sandstone open fireplace, gas inset, sandstone surround and hearth, coved ceiling, TV point, double telephone points.

Family Room / Study:

13'9 x 13'9 glazed double doors to reception room with superb views over surrounding countryside, TV point, telephone point, coved ceiling.



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Kitchen:

26'3 x 17'4 (open plan) double glazed oak doors from entrance hall, having an excellent oak shaker style solid kitchen, with granite work top, integrated larder units, pan drawers, 'Belling' electric double oven, 6 ring gas hob, integrated dishwasher, plumbed for American style fridge freezer, tiled between eye and low level units, tiled floor to dining area, recessed lights, TV point, telephone point, glazed doors to:



Sun Room:

13'2 x 12'6 fully glazed room just off kitchen and dining area, with piranna pine ceiling, eyeball lighting, TV point, telephone point, patio door to side patio and garden.

Rear Porch:**Separate Cloaks:**

with WC, circular wash hand basin with mixer taps, tiled floor, extractor fan, chrome towel rail.

Utility Room:

8'0 x 7'0 with stainless steel sink unit, larder unit, plumbed for automatic washing machine, space for tumble dryer, granite effect worktop, tiled floor.



Solid oak staircase to gallery landing:

First Floor

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Master Bedroom:

13'10 x 13'10 with views over glen, TV point, telephone point.



Ensuite:

with low flush WC, circular wash hand basin, chrome towel rail, double jet power shower, tiled floor, extractor fan.

Bedroom (2):

13'9 x 13'9 with views over countryside, TV point, telephone point.

Bedroom (3):

13'11 x 13'9 with TV point, telephone point.

Bedroom (4):

13' x 12'4 with TV point, telephone point.

Ensuite:

with WC, wash hand basin, chrome towel rail, tiled shower cubicle with 'Mira Sport' electric shower, tiled floor, extractor fan.





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Bathroom and W.C. combined:

Comprising luxury three piece bathroom suite including low flush WC, circular wash hand basin with integrated glass shelf and chrome towel rail, roll top free standing bath, tiled walls, tiled floor, extractor fan.

Hotpress and Immersion Heater:



Exterior Features:

Garage 22'0 x 19'0 with light and power points, double roller door, pedestrian door. Garden to front and side laid in lawn with mixed beds of flower bed and hardy trees, boundary wall to rear, large tarmac parking space, tarmac driveway, patio to side.

Other Features:

Detached
Good decorative order
Cul de sac location
Oil fired heating
Viewing highly recommended
Mature sought after location
Mature sought after location
Security post parking



Solicitor:

Berkeley White
The Diamond
Ballycastle
BT54 6AW

For further details and permission to view contact selling agents.

Property Reference:

BC953GMI170907



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