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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



ARMSTRONG GORDON
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 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	54 E
21-38	F		
1-20	G		

BALLYCASTLE

1 Whitehall Avenue

BT54 6WB

Offers Over £259,500

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A very impressive five bedroom detached chalet bungalow situated in one of Ballycastle's most popular residential areas. The property itself offers an abundance of accommodation with bright and spacious rooms throughout. Offering plenty of space for a young family. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions. This highly desirable property will appeal to those seeking family living in a very relaxed and comfortable living environment. With so many quality attributes on offer, we highly recommend early internal appraisal to appreciate all this fantastic home has to offer.

Leaving Ballycastle diamond on Market Street, turn right at the roundabout onto Leyland Road. Continue along this road until you reach the junction and turn left onto the Whitepark Road. No 1 is located on the corner just before the second left turn into Whitehall Avenue.

ACCOMMODATION COMPRISES:

Concrete steps to front with recessed lighting.

GROUND FLOOR:

Entrance Hall:

6'5 wide with tiled floor.

Lounge:

With recess for multi burner with granite hearth and wood mantle and solid wood floor. 16'3 x 12'8



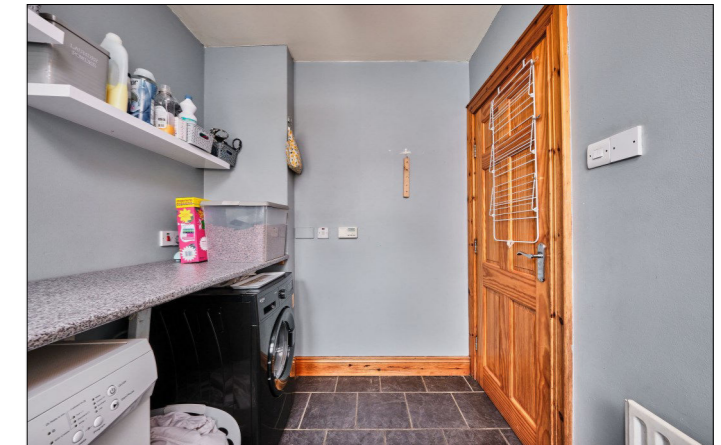
Kitchen/Dining Area: 21'3 x 12'8

With circular stainless steel sink unit, high and low level built in curved units with panel between, integrated induction hob with 'Franke' stainless steel angled cooker hood above, eye and low level double oven, plumbed for automatic dishwasher, space for fridge freezer, recessed lighting in kickboards and tiled floor.



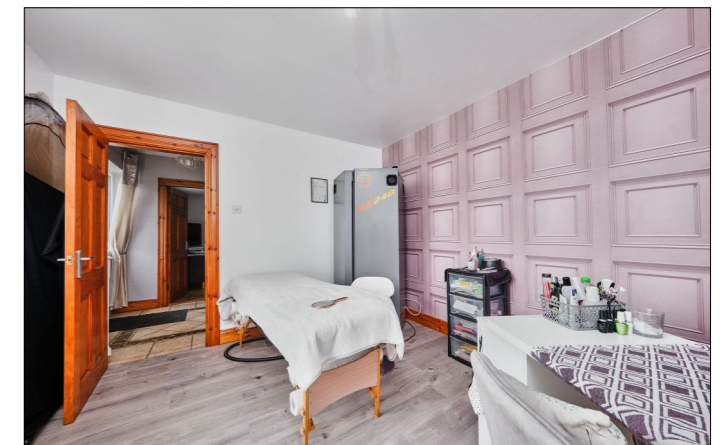
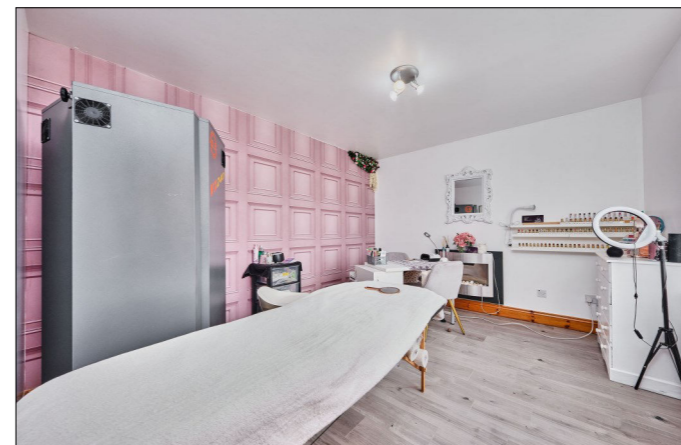
Utility Room:

With space for washing machine and tumble dryer, boiler, tiled floor and pedestrian door leading to rear garden. 8'6 x 6'5



Bedroom 4:

With laminate wood floor. 12'8 x 11'6



Bedroom 5:

With dimmer control panel and laminate wood floor. 12'8 x 10'10



Bathroom:

With white suite comprising w.c., wash hand basin, PVC panelled walk in shower cubicle with mains shower, corner bath with PVC cladding surround, part tiled walls, recessed lighting, extractor fan and tiled floor.



FIRST FLOOR:

Landing:

With hot press, access to roof space and laminate wood floor.

Bedroom 1:

With eyeball recessed lighting and laminate wood floor. 18'11 x 12'8



Bedroom 2:

With eyeball recessed lighting and laminate wood floor. 12'10 x 12'8



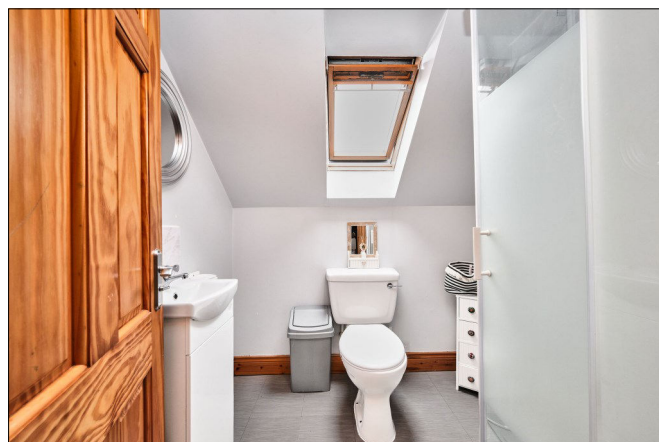
Bedroom 3:

12'8 x 11'0



Shower Room:

With white suite comprising w.c., wash hand basin with storage below and PVC splashback, PVC cladded walk in shower cubicle with 'Triton' electric shower, extractor fan and 'Velux' window.



EXTERIOR FEATURES:

Tarmac driveway with parking for multiple cars. Garden to rear is fenced and concreted, accessed by galvanised gates. Light to front and rear. Shed to rear. Tap to side.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** UPVC Double Glazed Windows
- ** Spacious Corner Site
- ** Views To Side & Rear Towards Knocklayd Mountain
- ** Walking Distance To Ballycastle Beach, Sea Front & Town Centre

TENURE:

Freehold

CAPITAL VALUE:

£140,000 (Rates: £1372.56 p/a approx.)



