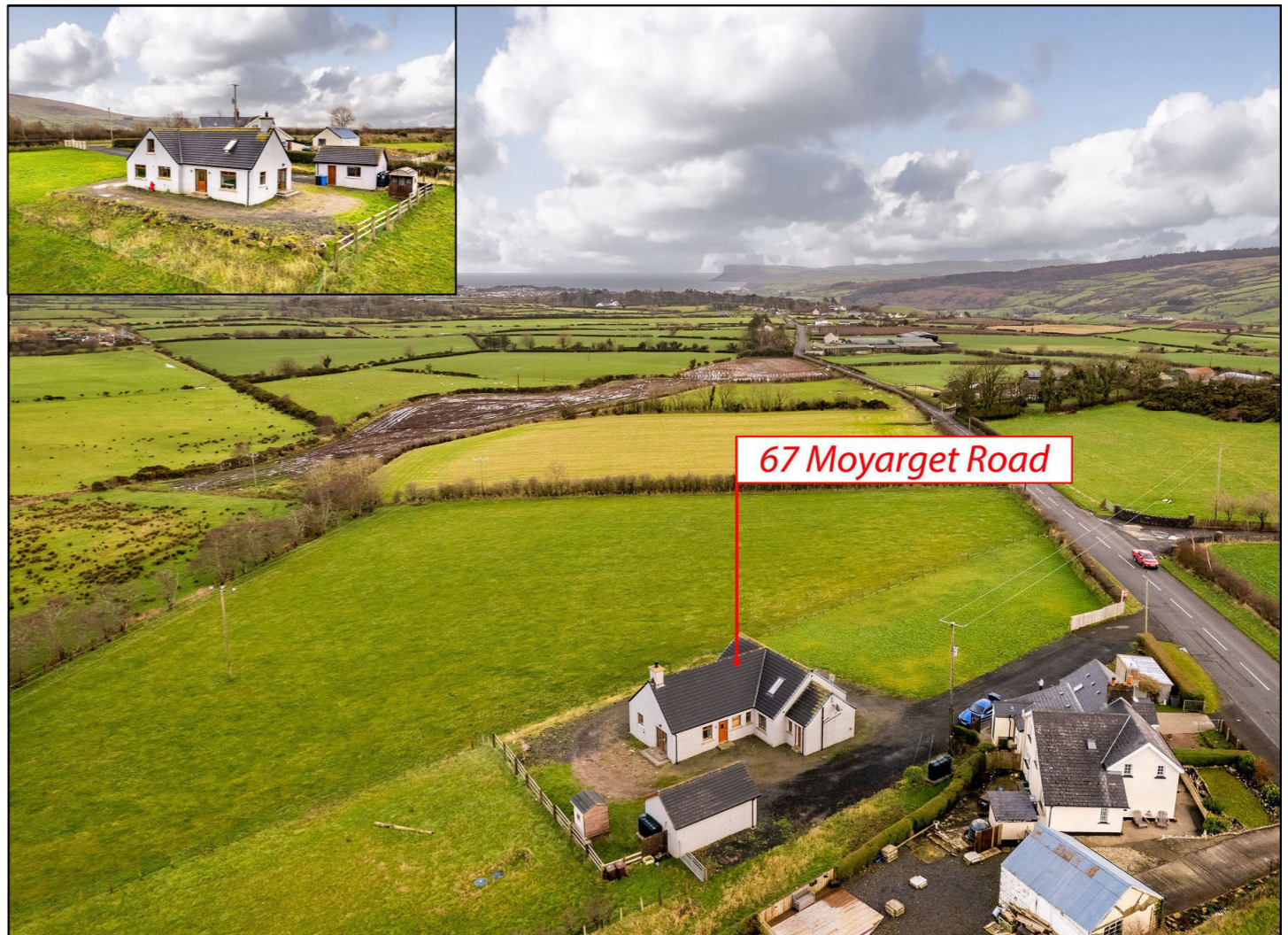
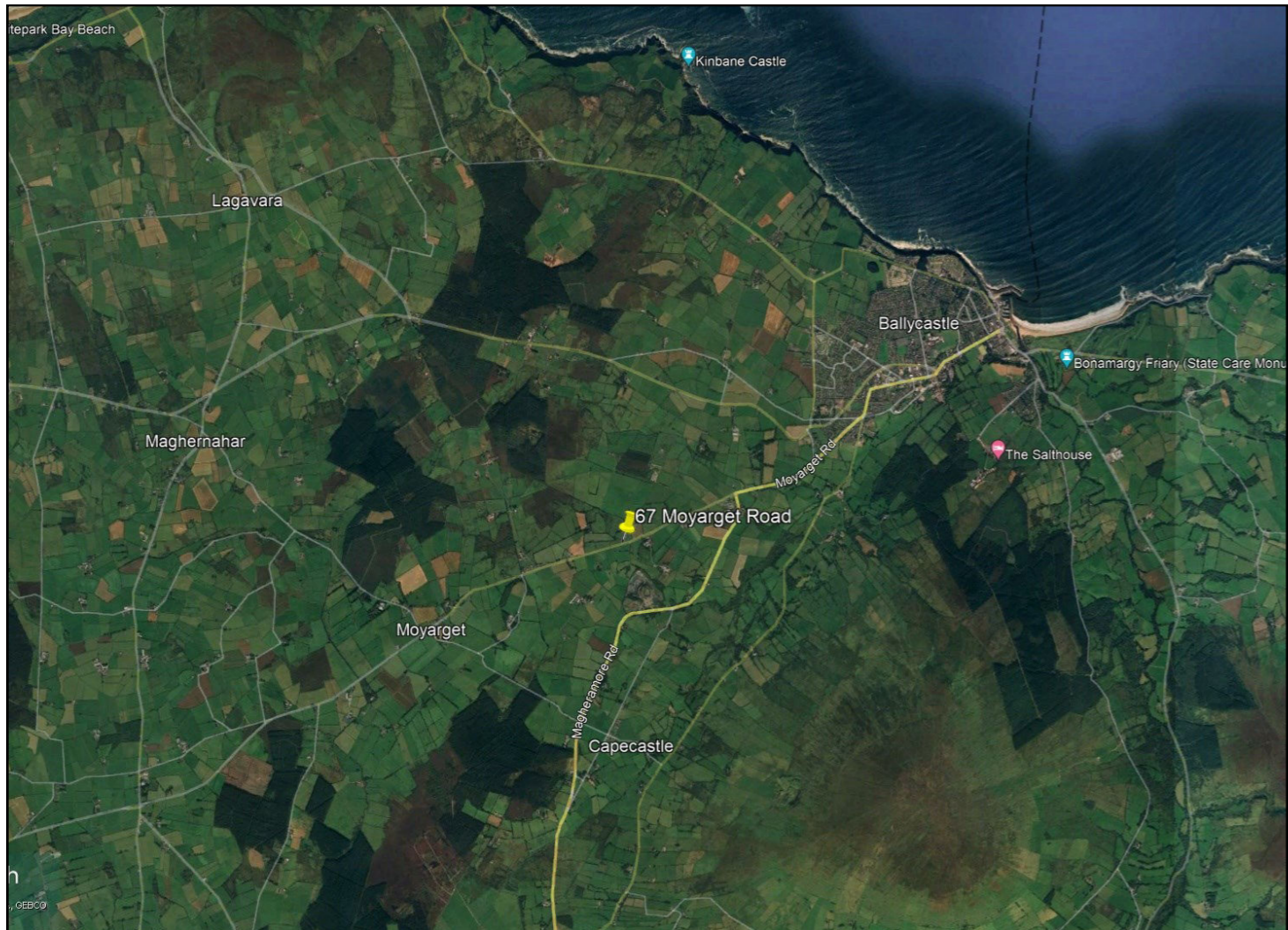




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**ARMSTRONG GORDON**



64 The Promenade Portstewart BT55 7AF  
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F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**BALLYCASTLE**

67 Moyarget Road  
 BT54 6HL

Offers Around £330,000

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Very recently built 5-bedroom chalet bungalow set on a spacious site - offering panoramic views over the surrounding countryside and Ballycastle town towards Fairhead, Rathlin Island and the Mull of Kintyre. The property has been constructed to a high standard throughout and is situated only a few minutes from the town centre, marina, shops hotels and restaurants offering a rural setting but enjoying the amenities of a seaside town.

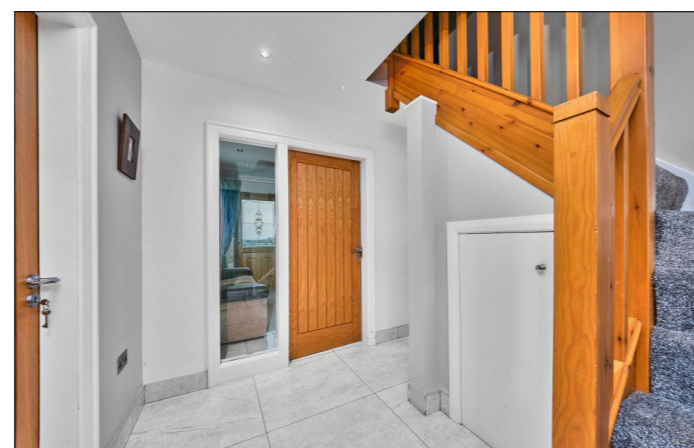
Travelling from Coleraine to Ballycastle this property is just 2 miles from Ballycastle on the main Moyarget Road on the left hand side when travelling from Coleraine.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

With under stairs storage cupboard, recessed lighting, ceramic tiled floor and glass panelled door leading to kitchen/dining area.



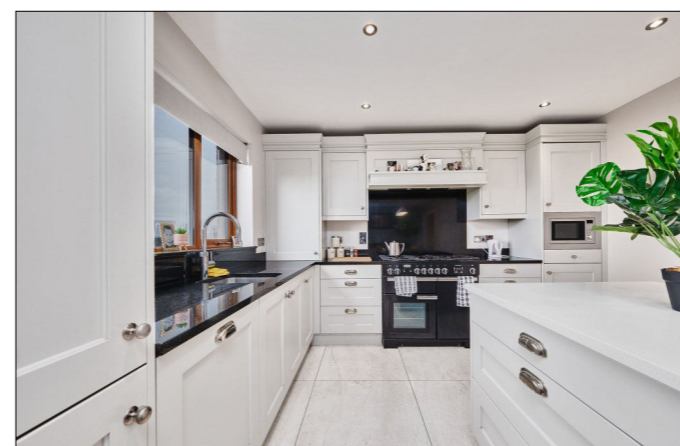
**Lounge: 19'8 x 12'6**

With multi fuel burning stove with granite hearth, wood mantle with stone cladding surround, dimmer switch, tiled floor, French doors leading to rear and views across countryside and Donegal Headlands.



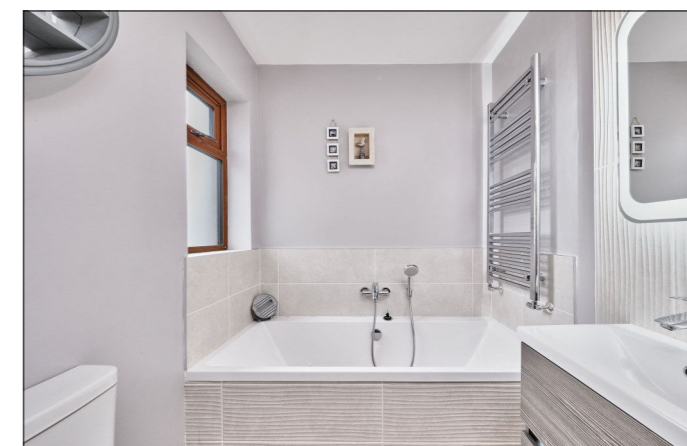
**Kitchen/Dining Area:**

With undermount stainless steel sink unit set in granite worktop and upstands, high and low level built in units, eye level stainless steel combi oven grill, space for rangemaster cooker with granite splashback and extractor fan above, wood mantle surround with storage above, integrated 'Bosch' dishwasher, integrated 'Bosch' fridge freezer, island with granite worktop with storage, drawer bank and power points below, saucepan drawers, decorative moulding, recessed lighting, tiled floor, pedestrian door leading to side of property and fabulous views towards Ballycastle, Fairhead and Raithlin Island. 23'6 x 10'3



**Bathroom:**

With 'Hansgrohe' bathroom fittings with white suite comprising w.c., wash hand basin set in vanity unit, illuminated mirror above, fully tiled walk in shower cubicle with power shower, storage cupboard, bath with telephone hand shower and tiled surround, heated towel rail, half tiled walls and tiled floor.



**Bedroom 1:**

11'3 x 8'4



**Bedroom 2:**

11'2 x 10'7



**Bedroom 3:**

12'1 x 11'8

**Ensuite** off with w.c., wash hand basin set in vanity unit and tiled splashback, illuminated mirrored cabinet above, fully tiled walk in shower cubicle with power shower, heated towel rail, extractor fan and tiled floor.



**FIRST FLOOR:**

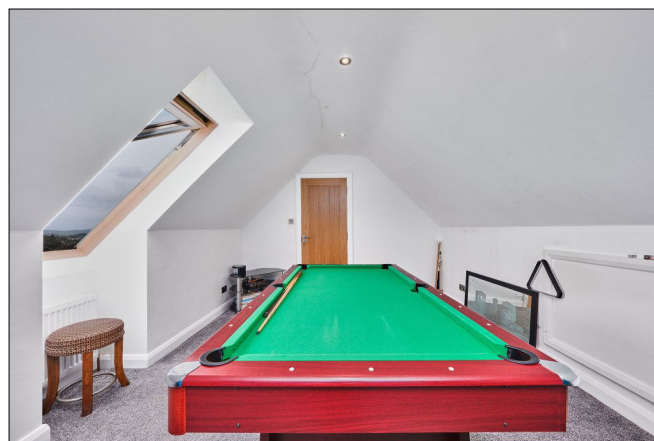
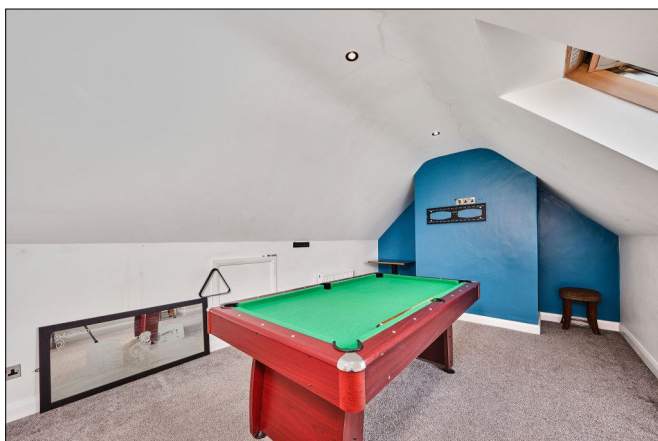
**Landing:**

With storage cupboard and recessed lighting.



**Bedroom 4:**

With access to eaves, recessed lighting and 'Velux' window. 11'2 x 10'7



**Bedroom 5:**

With wall mounted bedside lamps and recessed lighting and views across countryside. 19'3 x 17'6

**Ensuite** off with w.c., wash hand basin set in vanity unit, illuminated mirror above, double fully tiled walk in shower with power shower, vertical heated towel rail, part tiled walls, extractor fan, recessed lighting, 'Velux' window and tiled floor.



### **EXTERIOR FEATURES:**

Garden to front is laid in lawn with newly laid driveway with parking for several cars leading to detached garage 22'1 x 11'5 subdivided into a boiler/utility room and games room. First floor roof space with light and power points. Utility/Boiler Room is plumbed for automatic washing machine and tumble dryer, shelving and boiler. Garden to rear has a fully enclosed paddock/garden area to rear suitable for equestrian uses.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating (Under Floor Heating On Ground Floor)
- \*\* uPVC Woodgrain Triple Glazed Windows
- \*\* Fabulous Views Across Countryside & Beyond
- \*\* Detached Garage (Presently Used As Games Area) With Cavity Wall Insulation & Wired For Electric Doors
- \*\* Excellent Modern Decorative Condition Throughout
- \*\* Two Miles From Ballycastle Town Centre
- \*\* Wired For Electric Gates
- \*\* Chrome Sockets Throughout
- \*\* Foundation Into Rear Of Garage For An Extra 11 Foot Extension
- \*\* Loft Storage Above Bedroom In First Floor
- \*\* Loft Storage In Garage

### **TENURE:**

TBC

### **CAPITAL VALUE:**

£210,000 (Rates: £1954.05 p/a approx.)



