



30 Caman Drive BALLYCASTLE, BT54 6ER

This well maintained detached chalet style bungalow is situated on a large corner site with fully enclosed gardens and a south facing aspect offering sunlight throughout the day. The spacious blend of accommodation affords a versatility of use suited to contemporary family life with up to five bedrooms and generous living space.

- ** 5 bedrooms
- ** Oil fired central heating
- ** Large enclosed garden
- ** 2 bathrooms
- ** Spacious corner site
- ** 2 reception rooms
- ** Detached garage
- ** South facing rear aspect
- ** c.1600 sq.ft.
- ** Hardwood framed double glazing

PRICE: Offers Around £225,000
BY APPOINTMENT THROUGH AGENT

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Accommodation:

Entrance Hall: 6.50m x 1.80m (21'3" x 5'9") with telephone point.

Lounge: 4.33m x 4.00m (14'2" x 13'1") with traditional style cast iron open fireplace with tiled side panels, slate tile hearth and mahogany surround.

Kitchen: 5.00m x 3.00m (16'4" x 9'8") with a range of eye and low level fitted kitchen units with Bosch integrated ceramic hob and electric oven and tiled floor. Arched access to dining room.

Dining Room: 3.20m x 2.97m (10'5" x 9'7")

Utility Room: 2.07m x 1.42m (6'8" x 4'7") with stainless steel sink and plumbing connections for automatic washing machine.

Bedroom 1: 3.70m x 3.00m (12'1' x 9'8")

Bedroom 2: 3.70m x 3.40m (12'1' x 9'8")

Bedroom 3: 4.00m x 2.70m (13'1" x 8'9")

Bathroom: 4.00m x 2.20m (13'1" x 7'2") contoured bath, pedestal hand basin, w.c. and tiled shower cabinet with thermostatic shower fitting. The floor is tiled and the walls tiled to half height.





First Floor

Bedroom 4: 4.35m x 3.71m (14'32 x 12'2")

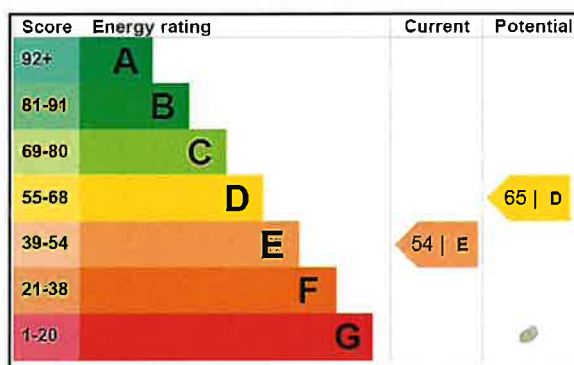
Bedroom 5: 4.35m x 2.70m (14'3" x 8'9")

Shower Room: 2.10m x 1.60m (6'9" x 5'2") pedestal hand basin, w.c. and tiled shower cabinet with Mira Sport electric shower fitting.

Exterior:

Detached Garage: 5.10m x 3.50m (16'7" x 11'5") with roller door and pedestrian access. Power and light fittings.

The large garden has a south facing rear aspect enjoying sunlight throughout the day and is fully enclosed by walls and fencing. Double entrance gates open to a gravel driveway and lawned gardens to the front and side are screened by mature hedging.



Viewing

Please ring us to make an appointment. We are open from 9 am to 5 pm Monday to Friday, 10 am to 12 Noon on Saturdays.

Mortgage Information

We are Independent Financial Advisers and offer a fully independent financial advice service.

Please ring us to discuss your requirements.

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PJ & son