



ESTATE AGENTS

AUCTIONEERS

VALUERS



## **12 Marine Apartments, BALLYCASTLE, BT54 6BN**

This well maintained first floor two bedroom apartment is located approximately 100 meters from Ballycastle seafront and within comfortable walking distance of the beach and town centre shops. Located within a gated apartment development with secure off-street parking this is an excellent holiday or investment purchase.

- \*\* uPVC double glazing**
- \*\* Secure private parking**
- \*\* Ideal investment or holiday home**
- \*\* Seafront location**
- \*\* Two bedrooms**

**PRICE: Offers Around £125,000**

**BY APPOINTMENT THROUGH AGENT**

**13 Ann Street, Ballycastle, Co. Antrim, BT54 6AA**

**Tel: 028 207 62353/62082 Fax: 028 207 62126**

**email: [property@pjmcilroy.co.uk](mailto:property@pjmcilroy.co.uk) web: [www.pjmcilroy.com](http://www.pjmcilroy.com)**

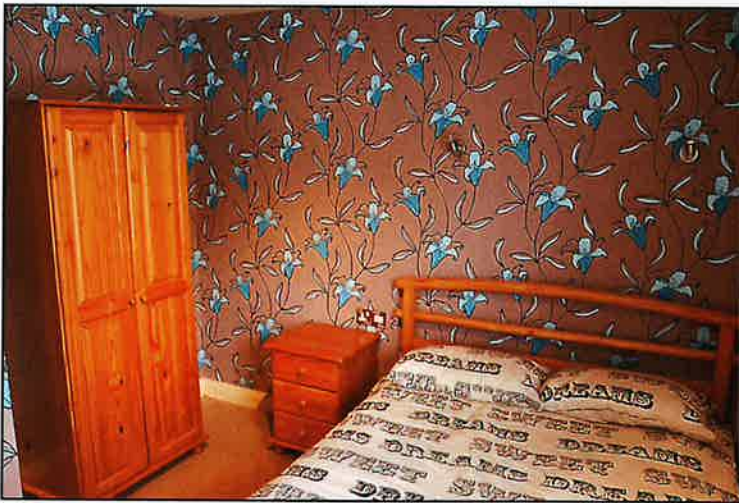
**Accommodation:**

**Entrance Hall:** with cloaks storage cupboard and airing cupboard

**Living - Kitchen & Dining Room:** 5.48m (17'11") x 5.30m (17'4") (Overall) the open plan living and dining area has patio doors opening to the balcony (3.15 x 2.20) which has a south-facing aspect. The kitchen has eye and low level fitted units with a Whirlpool ceramic hob and electric oven with extraction canopy and a stainless steel sink with plumbing connections for automotive washing machine.







**Bedroom 1:** 4.38m (14'4) x 3.06m (10'1")

**Bedroom 2:** 3.30m (10'9") x 3.00m (9'10")

**Shower Room:** 1.77m (5'9") x 1.70m (5'6") full size bath with Redring shower fitting over and glass shower screen. Pedestal hand basin.

**Wash Room:** 1.80m (5'10") x 1.20 m (3'11") with pedestal hand basin and w.c.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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.

Email: [property@pjmcilroy.co.uk](mailto:property@pjmcilroy.co.uk)

Website: [www.pjmcilroy.com](http://www.pjmcilroy.com)

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