

FOR SALE

44C Ann Street,
Ballycastle, BT54 6AD

x1  x1  x1 

CONTACT DETAILS

colin@nreproperties.com



OFFERS AROUND
£115,000

Perfectly positioned in the heart of Ballycastle, this charming 1 bedroom apartment is just a short walk from the stunning seaside, beach, harbour, cafes, and shops. An ideal first-time purchase, holiday home, or investment property, offering an excellent opportunity to enjoy coastal living in one of the Causeway Coast's most sought-after locations.

WE VALUE PROPERTY



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

ACCOMMODATION

Entrance Hall (1.05m x 2.02m)

Lino flooring and painted walls

Living Room (3.89m x 4.11m)

Wooden floor, painted walls, lighting and TV point.

Kitchen / Dining (2.79m x 5.78m)

Lino flooring, painted walls, and a range of white eye-level and low-level units with marble-effect tiled splashbacks. 1½ bowl stainless steel sink, induction hob and oven, integrated fridge and freezer, and plumbing for a washing machine and dishwasher.

Bedroom 1 (2.11m x 3.70m)

Wooden, painted walls and lighting.

Bathroom (1.62m x 1.77m)

Lino, painted walls, lighting, white suite to include wc and sink, fully enclosed shower cubicle with electric shower.

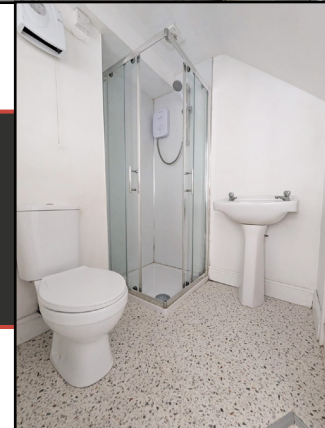
SPECIAL FEATURES

Economy 7 heating
UPVC windos and doors
Large rear garden



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