



94 BALLYWILLIN ROAD, PORTRUSH



X 4



X 3



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £475,000

# 94 BALLYWILLIN ROAD, PORTTRUSH

This substantial detached home is located in one of Portrush's most sought-after areas and offers impressive accommodation, including four bedrooms - two of which feature ensuite facilities. Designed for modern family living, the property boasts a spacious dining kitchen and three generous reception rooms, ideal for both everyday life and entertaining.

Externally, the home benefits from lawned gardens to the front and rear, an attached double garage and a tarmac parking area.

Overall, this property presents a fantastic opportunity to acquire a spacious family home in a highly desirable location, with easy access to Portrush's many amenities and attractions.

## FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Tarmac driveway with large parking area.
- Integral double garage.
- Garden in lawn to the front, side & rear.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £2,549.04

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE PORCH

1.22 m x 1.16 m (4'0" x 3'10")

Solid wood floor; glass panel door leading to the hallway.

## ENTRANCE HALL

5.77 m x 3.55 m (18'11" x 11'8")

Solid wood floor; under stairs storage cupboard.

## DINING KITCHEN

3.35 m x 3.51 m (11'0" x 11'6")

Range of fitted units; laminate work surfaces & splashback; stainless steel sink; electric hob; integrated fridge & dishwasher; fitted oven & microwave; tiled floor; spotlighting; open to dining area.

## DINING AREA

2.96 m x 3.17 m (9'9" x 10'5")

Tiled floor; sliding patio door to the rear.

## UTILITY ROOM

1.67 m x 3.38 m (5'6" x 11'1")

Range of fitted units; laminate work surfaces; stainless steel sink; plumbed for washing machine; space for dryer; partly tiled walls; tiled

## LOUNGE

6.18 m x 3.83 m (20'3" x 12'7")

Granite fireplace; solid wood floor; spotlighting.

## LIVING ROOM

4.28 m x 3.98 m (14'1" x 13'1")

Bay window to the front; cast iron fireplace set on a slate hearth with a wooden surround; solid wood floor.

## DINING ROOM/OFFICE

4.09 m x 3.82 m (13'5" x 12'6")

Sliding patio door to the rear; laminate floor.

## FIRST FLOOR

## LANDING

5.77 m x 3.61 m (18'11" x 11'10")

Shelved hot press; access to floored attic space which includes eaves storage, power & light.

## BEDROOM 1

3.61 m x 3.81 m (11'10" x 12'6")

Double bedroom to the front; built in furniture; solid wood floor.

## ENSUITE

1.80 m x 2.45 m (5'11" x 8'0")

Tiled shower cubicle with electric shower; toilet; vanity unit wash hand basin; solid wood floor; tiled walls; spotlighting.

## BEDROOM 2

3.79 m x 3.41 m (12'5" x 11'2")

Double bedroom to the side.

## ENSUITE 2

1.27 m x 3.37 m (4'2" x 11'1")

Tiled shower cubicle with electric shower; toilet; wash hand basin; solid wood floor; tiled walls; spotlighting.

## BEDROOM 3

4.68 m x 3.81 m (15'4" x 12'6")

Double bedroom to the rear.

## BEDROOM 4

3.58 m x 3.97 m (11'9" x 13'0")

Double bedroom to the front.

## BATHROOM

2.97 m x 3.17 m (9'9" x 10'5")

Corner spa bath; large tiled shower cubicle; toilet; bidet; wash hand basin; back lit mirror; solid wood floor; part tiled walls; spotlighting.

## EXTERIOR

## INTEGRAL DOUBLE GARAGE

6.31 m x 6.26 m (20'8" x 20'6")

Twin roller doors; concrete floor; oil boiler; access to the roof space; power & light; door to the rear; separate WC to include toilet & wash hand basin.

## OUTSIDE FEATURES

- Tarmac driveway with parking for several cars.
- Garden in lawn to the front, side & rear.
- External power points.
- Range of exterior lights.
- 2 timber sheds with power & light.
- Outside tap.



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# FLOORPLAN

## PHOTOS





# PHOTOS

