



11 The Paddocks Ballycastle, BT54 6FG



Homepage Estate Agents are delighted to offer this very well presented 3 bedroom semi-detached family home located in one of Ballycastle's most popular residential locations.

This 3 Bedroom 'A Energy Rated' property has a spacious living accommodation and comprises of entrance hall, living room with feature wood burning stove, modern open plan kitchen / dining, utility and W.C. to the ground floor.

The first floor comprises of three well-proportioned bedrooms with master ensuite, storage and family bathroom to the second floor.

Externally this property further benefits from a spacious plot with ample parking to the front and side, gardens laid out in lawns and paved patio to the rear, and a large shed with roller door and side access door.

Boasting excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

- MODERN FAMILY HOME
- 'A ENERGY' RATED
- SEMI DETACHED
- MODERN FINISHES THROUGHOUT
- FEATURE WOOD BURNING STOVE
- MASTER ENSUITE
- OFF STREET PARKING
- PRIVATE REAR GARDEN
- EXTERNAL SHED
- SOUGHT AFTER LOCATION

Asking price £244,950

11 The Paddocks

RALLYCASTLE



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



Energy Efficiency Rating

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

Northern Ireland

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Northern Ireland

EU Directive
2002/91/EC



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