



FOR SALE - 3 Mountview Terrace, Ballybogey

**Offers Over: £189,500**

4x  1x  2x  1x 

**nre**  
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we value property





# Accommodation:

## Ground Floor

**Entrance Hall:** 2.07m x 6.37m

Carpet,, painted walls, recessed lighting, phone point.

**Living Room:** 5.07m x 4.30m

Wooden floor, painted walls, lighting, TV point , feature papered wall with floating electric fire.

**Kitchen / Dining:** 3.97m x 6.51m

Tiled flooring, painted walls, eye and low level units with granite worktops, stainless steel sink & drainer, integrated hob & oven, recessed lighting.

**Utility Room:** 1.51m x 2.72m

Tiled flooring, painted walls, lighting, low level units, plumbed for washing machine.

## Understair W/C:

Tiled flooring, painted walls, lighting, white suite to include W/C and sink

## First Floor

**Bedroom 1:** 2.97m x 5.68m

Carpet flooring, painted walls, lighting.

**Bedroom 2:** 3.89m x 5.00m

Carpet flooring, painted walls, lighting, built in wardrobes.

## Ensuite:

Tiled flooring, painted walls, lighting, white suite to include W/C and sink with floor to ceiling tiled splashback and large fully tiled walk in shower cubicle with mains shower.

**Bedroom 3:** 4.29m x 4.07m

Carpet flooring, painted walls, lighting.

**Bedroom 4:** 3.28m x 1.84m

Wooden flooring, painted walls, lighting.

**Bathroom:** 2.51m x 3.00m

Fully tiled with bath, walk in shower cubicle, sink and w/c.

**Garage:** 2.98m x 5.43m

# Description:

Set on a central location along the Ballybogeey Road in the popular Mountview Development.

Ideally positioned to be a short drive from the North

West's main tourist attractions of the

'Giant Causeway', Portrush, Portstewart and

Bushmills but also in close commuting distance to

Coleraine & Ballymoney.

The property has been tastefully decorated and offers excellent family living accommodation which should prove popular with a wide range of perspective purchasers.

Early viewing is highly recommended and strictly through selling agent.



# External:

Property is approached to the rear via a tobermore style paved driveway with accessed into the private and secure rear garden which has been paved.

Large garage with roller door which could be potentially utilised / converted to work from home. ( STP)

Heating is via oil

Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2025: £1,078.44

Tenure: Assumed to be freehold

# EPC:

## Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		

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