



## DRUMNAGREAGH ROAD, BALLYGALLY, LARNE OFFERS OVER £249,950

Quaint, idyllic cottage feel in the countryside. This detached stone house in Cairncastle is going to appeal to those who want a get away from hustle and bustle yet still have a central community.

Minutes walk to the local pub and restaurant and minutes drive to the beach - winning combination

Beautifully presented Detached house full of history  
Quaint, private and deceptively spacious  
Stunning Lounge  
Additional Family living / Dining room  
Kitchen extension added in recent years  
Three Bedrooms on first floor  
Family bathroom with separate shower  
Extended plot with additional garden area purchased in recent years, giving the option of extension  
( plans previously passed - therefore subject to new purchaser gaining any alternative necessary approvals )  
Ample space for parking with stoned driveway accessed by double gates on new side entrance.  
Situated in the heart of Cairncastle Village, minutes from Mattie Moores  
Three minute Drive to Ballygally Beach, Spar and Ballygally Castle Hotel  
Lovey countryside and sea views  
Main Road access to Belfast and all directions (35 minute Drive)

Electricity supply: Mains  
Heating: Oil  
Water supply: Mains

### **Living room**

w: 5.02m x l: 3.49m (w: 16' 6" x l: 11' 5")

Beautiful room with feature stove fire. Bespoke handmade doors that continue throughout the home.

### **Dining / Family**

w: 4.99m x l: 4.16m (w: 16' 4" x l: 13' 8")

Another lovely family room with its own door to the rear garden. Currently used as dining / Snug and leading through to the kitchen extension

### **Kitchen**

w: 5.29m x l: 2.34m x h: 3.85m (w: 17' 4" x l: 7' 8" x h: 12' 8")

Fabulous extension with Double Ceiling height and really using the depth of the stone walls to maintain character. Excellent quality range of units and work top space ( a Chef lives here ! ). Space for range cooker and appliances

### **FIRST FLOOR:**

#### **Landing**

Access to loft

#### **Bedroom 1**

w: 3.51m x l: 2.84m (w: 11' 6" x l: 9' 4")

#### **Bedroom 2**

w: 3.33m x l: 2.12m (w: 10' 11" x l: 6' 11")

#### **Bedroom 3**

w: 2.55m x l: 2.2m (w: 8' 4" x l: 7' 3")

#### **Bathroom**

w: 2.98m x l: 2.47m (w: 9' 9" x l: 8' 1")

Tastefully decorated modern bathroom with white suite comprising of low flush WC, wall mounted vanity sink, built in bath and separate shower cubicle with electric shower.

Feature tiling on the floors and walls make this feel a luxury place to relax and soak.

#### **Outside**

Very deceptive garden - from a drive by you wouldn't even see it.

The current owner purchased extra ground in recent years and this house benefits from a great size side / rear garden.

Double gates from the road side lead into a stoned driveway. Ample space for lawn , patio, vegetable areas and outdoor dining / entertaining.

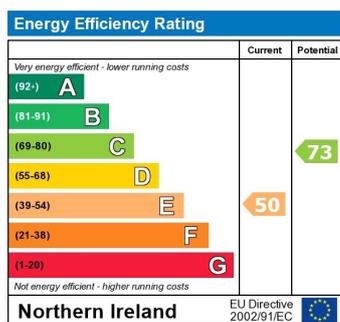
Beautiful countryside views in all directions with an uninterrupted outlook over fields to the rear looking toward the Causeway Coast at Ballygally.

Planning permission has been passed previously for an extension so there may be the opportunity for further development subject to gaining necessary statutory approvals.









The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.