



# FLETCHER TORRENS

Property Sales and Lettings

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## 15 Mill Square, Ballybogey BT53 6QP

- Detached Property
- Oil Fired Central Heating
- Off Street Parking
- 3 Bedrooms
- uPVC Double Glazing
- Ideal Family Home

**OFFERS OVER £164,950**

**HERE 7 DAYS A WEEK FOR YOU**

## ADDITIONAL KEY FEATURES

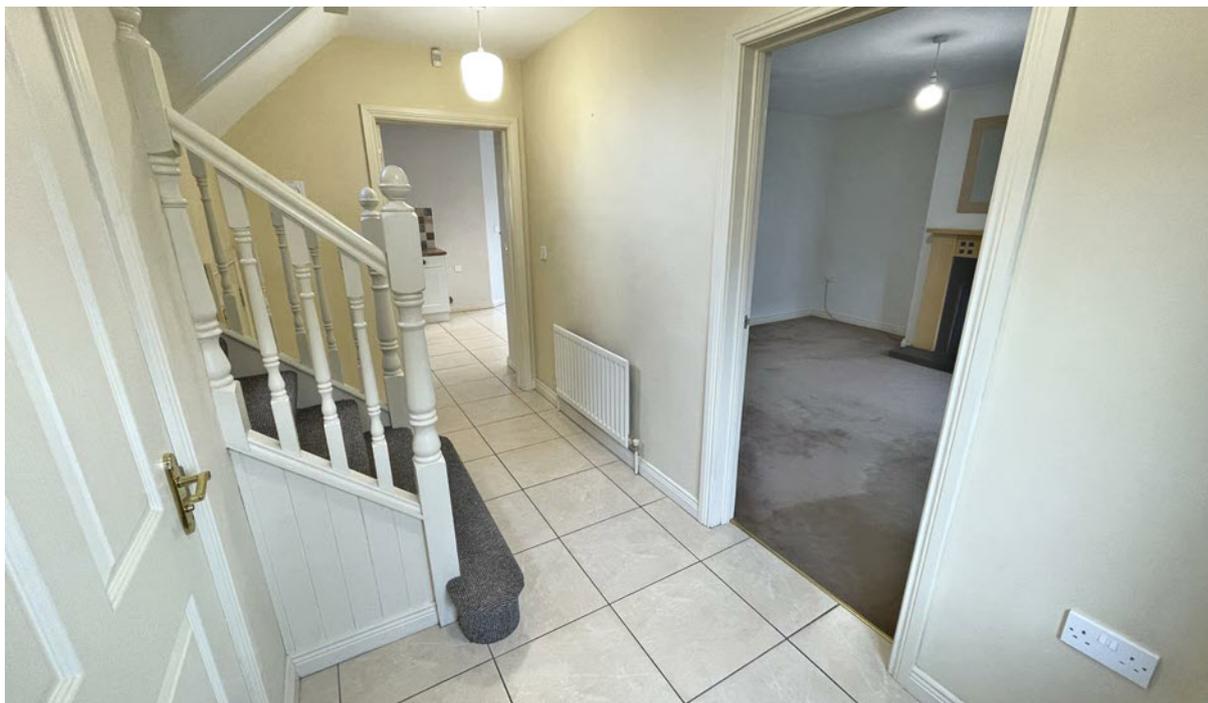
- Master Bedroom En-suite
- Enclosed Rear Garden
- Rates Approx £958 per annum
- Community fee £30.00 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	65   D
39-54	E		
21-38	F		
1-20	G		

We are delighted to offer for sale this excellent three bedroom detached house situated in the popular residential area of Mill Square in the quiet village of Ballybogey. This is an excellent opportunity to purchase a modern family home which offers bright and spacious living accommodation. The property benefits from oil fired central heating, uPVC double glazing, master bedroom en-suite, off street parking and enclosed rear garden.

The property is within short commuting distance to the towns of Ballymoney, Coleraine and Portrush, within easy walking distance of the local shops and within close proximity of the World Heritage Site, the Giant's Causeway, and the beautiful North Coast incorporating championship golf courses, first class restaurants and beaches.

This is an ideal family home and will appeal to a wide range of purchasers. We recommend an early internal inspection to appreciate everything the property has to offer.



## **ACCOMMODATION**

### **HALLWAY**

Tiled flooring, understair storage, power points, telephone point, thermostat, alarm panel.

### **SEPARATE WC**

Tiled flooring, WC, pedestal basin, blind.

### **LIVING ROOM (15'0" x 13'3" )(4.57m x 4.05m)**

Carpet, fireplace with tiled hearth, cast iron insert and wooden surround, TV point, telephone point, power points.

### **KITCHEN/DINING (22'10" x 11'5" )(6.95m x 3.48m)**

Tiled flooring, eye and low level units, tiled splashback to base of eye level units, stainless steel sink unit, integrated oven and hob, recess lighting, power points, blind.

### **UTILITY ROOM (5'3" x 5'2" )(1.61m x 1.58m)**

Tiled flooring, low level unit, stainless steel sink unit, tiled splashback, space for washing machine.









## **FIRST FLOOR**

### **LANDING**

Carpet, hotpress with shelving, power points, thermostat, access to attic.

### **BEDROOM 1 (9'5" x 7'10")(2.86m x 2.38m)**

Carpet, power points.

### **BEDROOM 2 (13'1" x 8'9")(3.98m x 2.67m)**

Carpet, power points.

### **MASTER BEDROOM (13'6" x 11'8")(4.12m x 3.55m)**

Carpet, power points.

### **MASTER BEDROOM EN-SUITE**

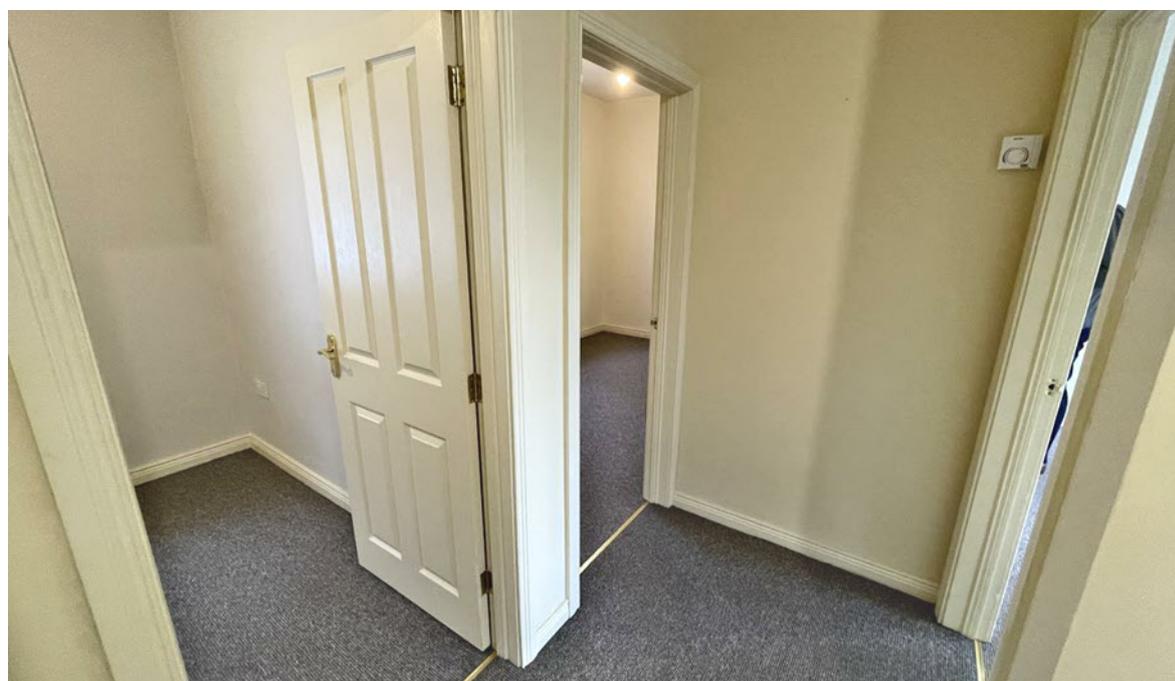
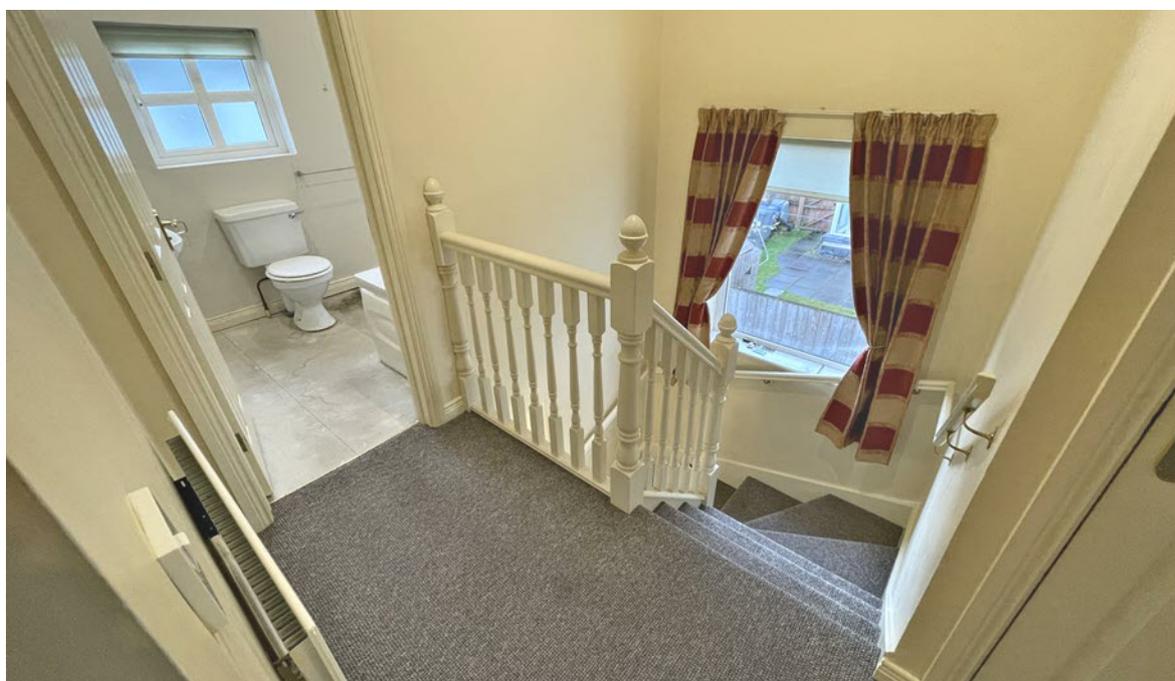
Vinyl flooring, WC, pedestal wash hand basin, fully tiled shower cubicle, recess lighting, extractor.

### **BATHROOM (8'11" x 6'6")(2.72m x 1.97m)**

Vinyl flooring, WC, pedestal wash hand basin, panel bath, fully tiled corner shower cubicle, recess lighting, extractor, blinds.

### **EXTERIOR**

Paving around house, tarmac driveway, rear garden enclosed with fencing, laid in lawn, paved patio area, outside boiler, oil tank.





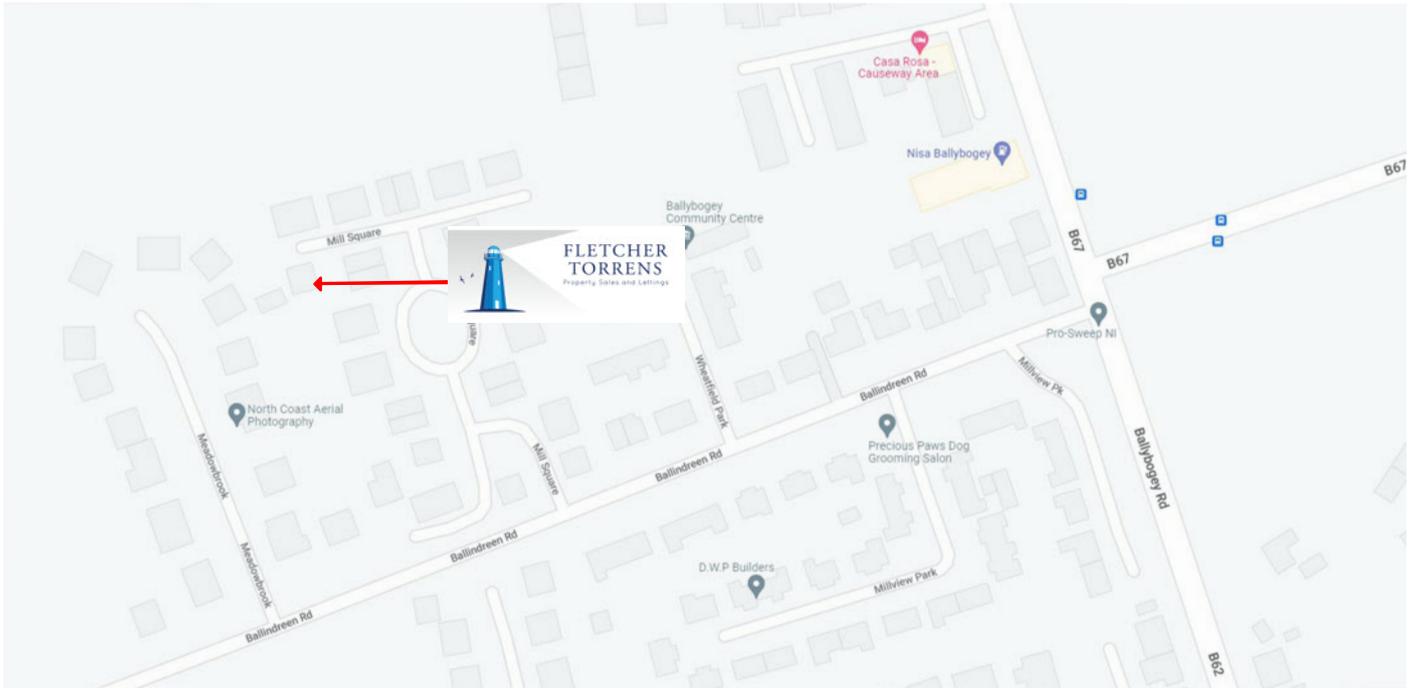












### **DIRECTIONS**

Entering Ballybogey from the Portrush direction on the main B62/Ballybogey Road, take the first right past the garage onto the Ballindreen Road, take the second turning on the right onto Mill Square and No. 15 is located in the far left hand corner of the development.

### **PLACING AN OFFER**

When placing an offer we will require the following information:

- Name and Address of all Purchasers
- Contact Number
- Email Address
- Details of Property to Sell
- If you are Cash/Subject to Mortgage

### **PROOF OF FUNDS**

Due to the Money Laundering Regulations 2017 (MLR2017) we are required by law to have the following on file for all purchasers:

1. **Purchaser's ID**
  - A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
2. **Proof of Funds**
  - A decision in principle for mortgage OR a letter from a financial advisor/ accountant/ solicitor stating there is sufficient funds OR copy of a bank statement.
3. **Proof of Current Address**
  - Copy of a utility bill, e.g. telephone or rates

#### **Lettings Department**

Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.

For further details please contact our office.

Tel: 028 7082 4999

E: [lettings@fletchertorrens.com](mailto:lettings@fletchertorrens.com)

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#### **OFFICE OPENING HOURS**

Monday	09:00 - 17:00
Tuesday	09:00 - 17:00
Wednesday	09:00 - 17:00
Thursday	09:00 - 17:00
Friday	09:00 - 17:00

#### **Mortgage Advice**

If you are moving house or investing in property, we can put you in touch with a professional mortgage advisor. This is a free, no obligation service, so why not contact Mark Shields to see what he has to offer.

Tel: 028 9023 4433

Mob: 077 9977 1861

E: [mark@shieldsfinance.co.uk](mailto:mark@shieldsfinance.co.uk)

**These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.**

