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FOR IDENTIFICATION PURPOSES ONLY

FOR SALE

6 Market Street (off Moyle Rd), Ballycastle BT54 6DP

Period Two Storey 4 Bedroom Detached House with garden to the front and sizeable yard and garages to the rear

LOCATION

Ballycastle is a popular seaside town on the North Antrim Coast which has once again been named the Best Place To Live in Northern Ireland by The Sunday Times. The town lies within the Antrim Coast and Glens Area of Outstanding Natural Beauty with easy access to the varied attractions of the Glens of Antrim and Causeway Coast. It is well established as a good commuter town and a strong tourist destination with a good range of retail, leisure and recreational facilities.

The house has the benefit of frontage onto Market Street but easy side access off Moyle Road to the side, all within easy walking distance of town Centre shopping at The Diamond with Co-Op, The Original Factory Shop and two convenience stores all in the vicinity in terms of easy shopping provision.

All local amenities are located within close proximity to include all town centre facilities, St Patrick's and St Brigid's church, St Patrick's and St Brigid's Primary School, Ballycastle High School and Cross and Passion College.

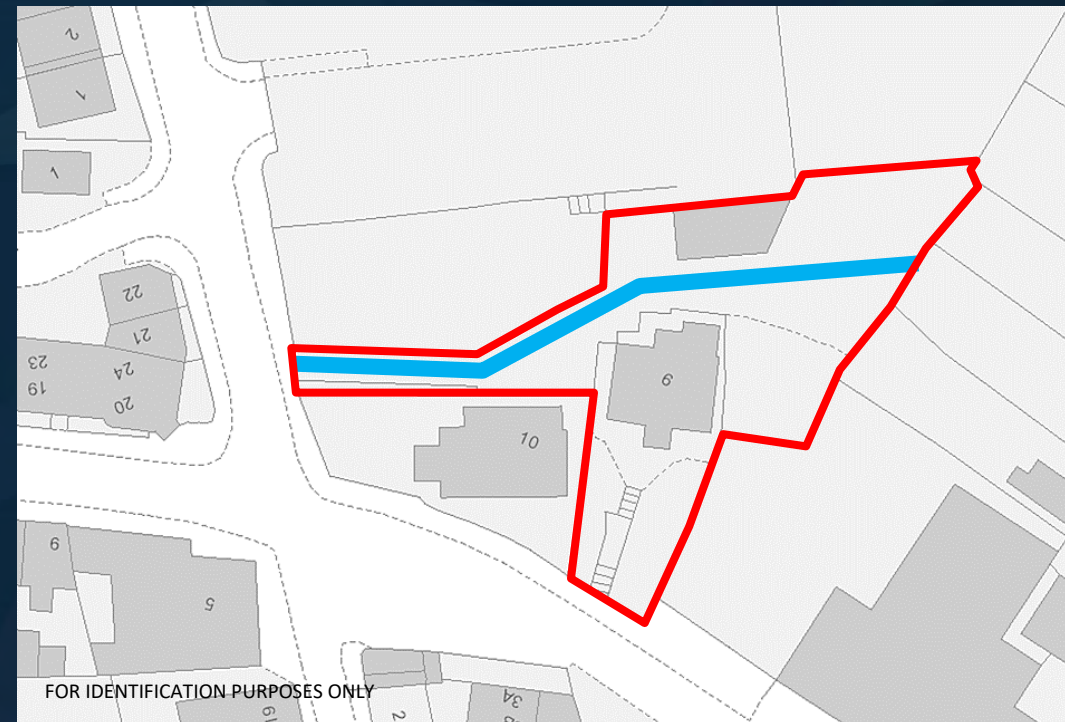
PROPERTY SUMMARY

- Centrally located within a spacious c. 0.4 Acre site with yard and garages to the rear.
- House is a blank canvas for any number of modernisation projects to suit your needs and taste going forward
- Potential for conversion to office or community use going forward subject to planning as needed if desired.

DESCRIPTION

The house is within the central area of Ballycastle as described and really presents well to the road with a striking elevated setting looking over this part of the town just off the historic Diamond. The current room configuration provides spacious accommodation with good ceiling heights and a wide hallway both of which are a rarity in modern equivalent homes and really creates a lovely sense of character with the property.

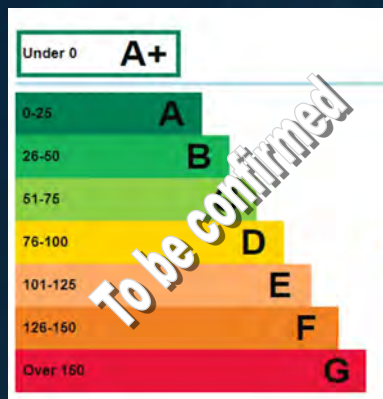
Externally the hipped roof and feature plasterwork edging framed by the mature garden and approach steps creates an impressive and pleasing appearance upon approaching the house. There are kitchen and bathroom facilities internally but again these would benefit from modernisation if being used as a private home again. Viewing is encouraged to ensure that you can appreciate the full potential of the property.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Entrance Porch (2.22 m x 2.13 m)	C. 4.7 sq m	51 sq ft
Entrance Hall (7.17 m x 1.93 m)	C. 13.8 sq m	149 sq ft
Lounge (5.2 m x 4.12 m)	C. 21.4 sq m	230 sq ft
Dining Room (4.57 m x 4.05 m)	C. 18.5 sq m	199 sq ft
Kitchen (3.79 m x 3.29 m)	C. 12.5 sq m	135 sq ft
Rear Porch (2.15 m x 1.42 m)	C. 4.4 sq m	47 sq ft
WC (2.46 m x 2.07 m)	-	-
Office (3.83 m x 3.3 m)	C. 12.6 sq m	136 sq ft
Snug (4.07 m x 2.68 m)	C. 10.9 sq m	117 sq ft
Bathroom (3.09 m x 2.16 m)	C. 6.7 sq m	72 sq ft
WC (1.97 m x 1.18 m)	-	-
Bedroom 1 (4 m x 4 m)	C. 16 sq m	172 sq ft
Bedroom 2 (4 m x 3.9 m)	C. 15.6 sq m	168 sq ft
Bedroom 3 (4.12 m x 3.92 m)	C. 16.2 sq m	174 sq ft
Bedroom 4 (4.12 m x 4.02 m)	C. 16.6 sq m	178 sq ft
TOTAL ACCOMMODATION	C. 169.9 sq m	1,828 sq ft
External Garage	C. 65 sq m	700 sq ft
Rear Yard area over 500 sq m (5,382 sq ft)		

EPC INFORMATION



Customer Due Diligence: As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



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SALES DETAILS

PRICE: Offers around £175,000

TITLE: Assumed freehold

NAV: CAPITAL VALUE: £280,000. Estimated rates payable in accordance with LPS Website: £2,605.40. Please note that all perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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JOINT AGENT

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