

## For Sale

4 Mountview Terrace, Ballybogey Road, Ballybogey,  
BT53 6UH

Offers Over **£179,950**



### Property Overview

- Mid Terrace House
- 4 Bedrooms, 1 Reception Room
- Oil fired Central Heating
- Garage with access from the rear of the property
- Enclosed garden to the rear of the property
- uPVC double glazed windows
- Rates: The assessment for the year 2023/2024 is £1023.55
- EPC Rating - D59



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**ENTRANCE HALL:**

With wooden glass panel front door with side panels, tiled floor, telephone point.

**CLOAKROOM:**

Comprising wash hand basin, w.c., tiled floor, extractor fan.

**LOUNGE:**

16' 4" x 14' 2" (4.98m x 4.32m) With painted wooden surround fireplace, cast iron inset, tiled hearth, wooden effect flooring, television and telephone points, French doors into kitchen.



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**KITCHEN / DINING AREA:**

21' 4" x 13' 3" (6.50m x 4.04m) (Max) with eye and low level units, stainless steel extractor fan and wall panel, one and a half bowl stainless steel sink unit, plumbed for dishwasher, space for oven and hob, space for fridge / freezer, tiled floor, television point, uPVC French doors to rear garden.

**UTILITY ROOM:**

11' 2" x 4' 10" (3.40m x 1.47m) With low level units, single drainer stainless steel sink unit, tiled floor, extractor fan, plumbed for washing machine, space for tumble dryer.





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## FIRST FLOOR

### LANDING:

With hot press.



### BEDROOM 1:

16' 6" x 12' 6" (5.03m x 3.81m) (MAX)

### EN-SUITE:

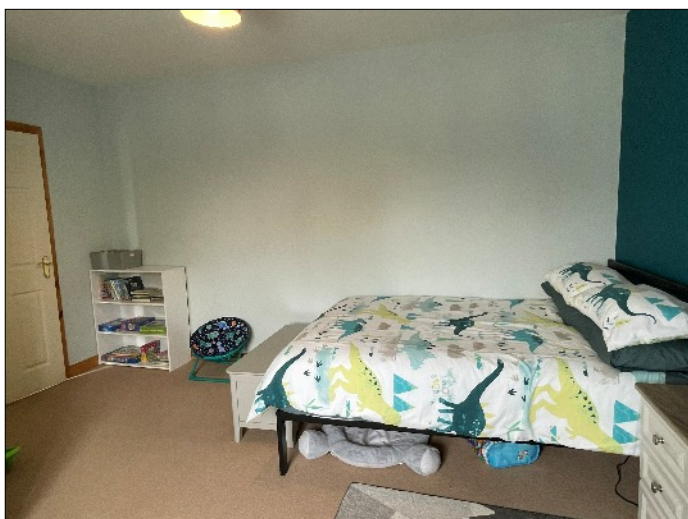
Comprising corner tiled shower cubicle with wiring for electric shower fitting, wash hand basin, w.c., tiled floor, extractor fan.



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**BEDROOM 2:**

13' 9" x 13' 1" (4.20m x 4.00m) (Max) with box window.





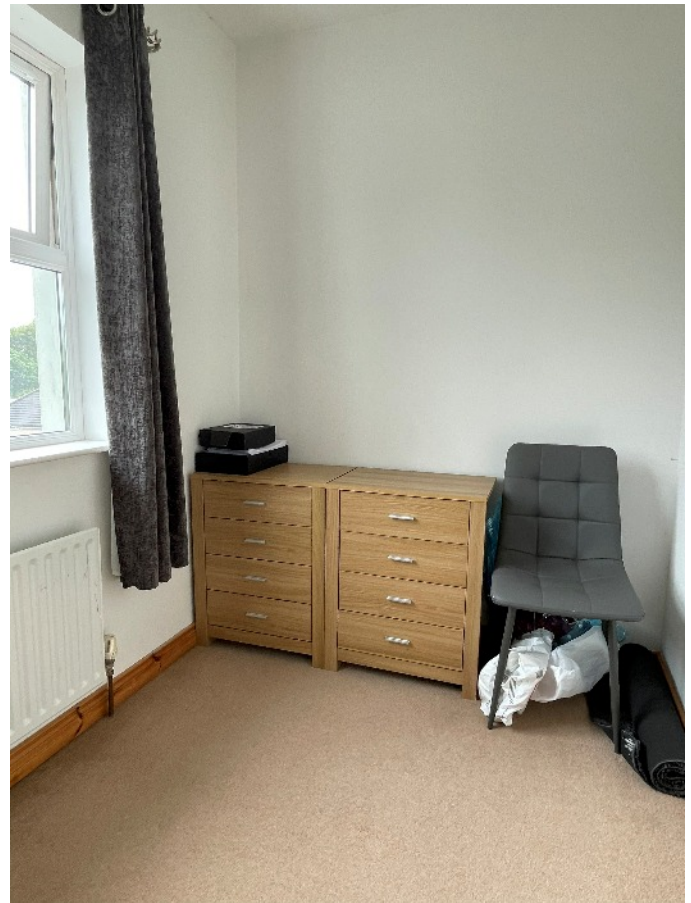
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**BEDROOM 3:**

18' 4" x 9' 9" (5.60m x 2.97m) With Keylite ceiling window

**Bedroom (4) / Study:**

10' 6" x 6' 0" (3.20m x 1.82m).



**BATHROOM:**

Comprising corner Jacuzzi bath, corner tiled shower cubicle with Heatstore electric shower fitting, wash hand basin, w.c., half tiled walls, tiled floor, extractor fan, light with shower point.



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#### EXTERIOR FEATURES

Steps leading up to front garden laid in lawn with paved path. Garden laid in stone to the rear enclosed by wall with pedestrian gate, paved path to the rear. Outside light to front, rear and over garage. PVC oil tank. Water tap to rear. Paviour driveway leading to:

#### GARAGE:

18' 6" x 13' 1" (5.64m x 3.98m) With roller door, boiler, power and light.

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## FLOOR PLANS



**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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**Property Location:**

On leaving Ballymoney towards Portrush, as you enter Ballybogey, 4 Mountview Terrace is situated on the left hand side.



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Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b>			
<b>A</b> 92 plus			
<b>B</b> 81-91			
<b>C</b> 69-80			
<b>D</b> 55-68		59	65
<b>E</b> 39-54			
<b>F</b> 21-38			
<b>G</b> 1-20			
<b>Not energy efficient - higher running costs</b>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	
<b>Full EPC available on request</b>			

**OFFICE OPENING HOURS**

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

**WEBSITE AND E-MAIL**

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[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**

COL0199      110523/JM  
 290524/JM - PC

**OUR OFFICE LOCATION**





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