



A magnificent detached family home in a prime residential location in Ballycastle, within walking distance of the town centre and approximately 800 metres to the seafront. The convenient location will have wide ranging appeal.

The accommodation comprises, on the ground floor, a large living room, family room and dining room. The superb kitchen, utility and ground floor wc, access from the utility room to double garage and separately to rear garden. Upstairs are four well proportioned bedrooms, the principal bedroom benefits from an ensuite shower room, and a deluxe family bathroom.

In addition the property benefits from double glazed windows, oil fired central heating, mature well presented garden areas to front and south facing to rear and a double integral garage.

Offers Around
£479,000

5 Rathlin Avenue,
BALLYCASTLE,
BT54 6DQ

Viewing by
appointment
through agent
028 9066 3030



- Magnificent Detached Family Home of Circa 2400 sq ft
- 3 Reception Rooms
- 4 Bedrooms, Principal Bedroom with Ensuite
- Family Bathroom
- Private South Facing Rear Garden
- Oil Fired Central Heating
- uPVC Double Glazing
- Mature Residential Area
- Approximately 800m front Seafront & Beech

The Property Comprises:

Ground Floor

ENTRANCE PORCH: 7' 8" x 4' 6" (2.34m x 1.37m) Leaded glass door and side panels leading to . . .

SPACIOUS RECEPTION HALL: 18' 2" x 9' 2" (5.54m x 2.79m) Mahogany staircase to first floor, understairs storage.



LOUNGE: 17' 10" x 14' 6" (5.44m x 4.42m) Bay window overlooking mature gardens, Victorian style mahogany fireplace surround with tiled cast iron inset and polished granite hearth.



FAMILY ROOM: 14' 6" x 13' 4" (4.42m x 4.06m) Naturally bright, relaxing space with a south facing aspect, French doors to rear patio and garden, traditional style cast iron open fireplace with mahogany surround and tiled hearth.



DINING ROOM: 14' 1" x 11' 4" (4.29m x 3.45m) Laminate flooring.



KITCHEN: 16' 10" x 14' 0" (5.13m x 4.27m) Fitted kitchen with range of oak high and low level units, Corian worktops and central island unit with seating, integrated kitchen appliances to include Neff ceramic hob with extractor fan, Neff eye level electric oven, Neff automatic coffee machine and Smeg automatic dishwasher.



UTILITY ROOM: 10' 7" x 7' 4" (3.23m x 2.24m) High and low level units, single bowl stainless steel sink unit, plumbed for washing machine, tiled floor.



DOWNSTAIRS W.C.: 8' 4" x 4' 2" (2.54m x 1.27m) Pedestal wash hand basin, close couple wc, half tiled walls, Amtico flooring.

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First Floor

GALLERY LANDING: Storage cupboard.

PRINCIPAL BEDROOM: 13' 7" x 12' 5" (4.14m x 3.78m) Full length built-in wardrobes.



ENSUITE SHOWER ROOM: 10' 8" x 5' 4" (3.25m x 1.63m) Fully tiled walk-in shower enclosure with Aqualisa thermostatic shower fitting, floating wash hand basin with monobloc tap and illuminated mirror above, wall hung dual flush wc with concealed cistern.

BEDROOM (2): 13' 4" x 10' 9" (4.06m x 3.28m)

LARGE WALK-IN STORAGE AREA: 16' 1" x 8' 10" (4.9m x 2.69m)

BEDROOM (3): 13' 7" x 9' 8" (4.14m x 2.95m) Large walk-in storage area.



BEDROOM (4): 15' 6" x 11' 5" (4.72m x 3.48m) Large walk-in storage area.



BATHROOM: 9' 9" x 7' 9" (2.97m x 2.36m) Fully tiled shower cubicle with Aqualisa thermostatic shower fitting, ceramic bath with Charlesworth mixer tap with telephone shower fitting, Vernon Tutbury pedestal wash hand basin, wc, half tiled walls, Amtico flooring. Large walk-in hotpress with shelved storage.



Outside

Front garden laid in lawn with mature trees and shrubs and enclosed by boundary hedging. Fully enclosed rear garden enclosed by boundary hedging and fencing, south facing aspect enjoying sunlight throughout the day.

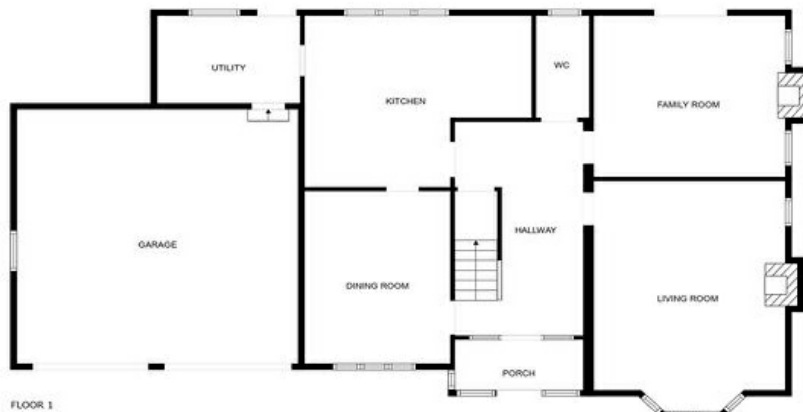
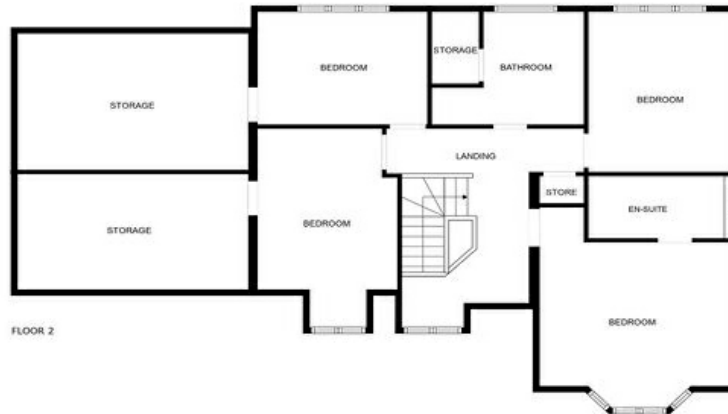
DOUBLE GARAGE: 21' 3" x 20' 2" (6.48m x 6.15m) Up and over doors, power and light.



Location:

Ballycastle from Coleraine Road continue to Ann Street then left onto Rathlin Road, the second on the left hand side to Rathlin Avenue.

5 Rathlin Ave Ballycastle, BT54 6DQ



Energy Rating

Epc Type: Domestic
 Current: E53
 Potential: D55
 EPC Landmark Code: 9221-3921-6209-4072-9200
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54	53	55
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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