



## 17 Whitehall Avenue Ballycastle, BT54 6WB



Homepage are delighted to present this five bedroom, three reception, detached family home, conveniently located in the sought after Whitehall area of Ballycastle.

Extending to approx 2,475 sq ft, this chalet bungalow style property is presented in a high standard throughout benefiting from 3 reception rooms, modern kitchen design with integrated appliances, dining area, 2 downstairs bedrooms, and family bathroom, with 3 large bedrooms (inc master ensuite) and shower room on first floor

Ideally located in a quiet cul-de-sac of 5 homes, offering excellent commuter & bus services close to local amenities combined with excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

**Offers around £299,950**

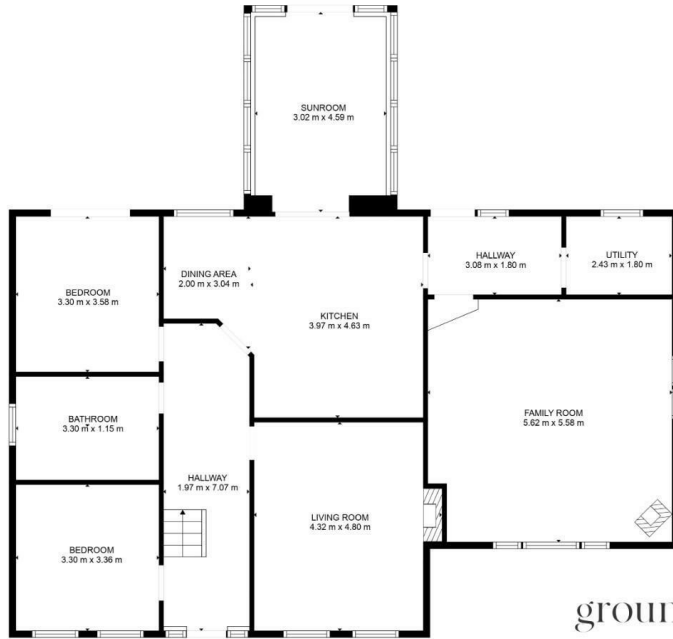
### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- 5 BEDROOM DETACHED FAMILY HOME
- CIRCA 2,475 SQ FT
- 3 RECEPTION ROOMS
- 2 DOWNSTAIRS BEDROOMS
- 3 BATHROOMS
- OPEN PLAN KITCHEN / DINING
- LARGE SUNROOM AREA
- SOUTH FACING ASPECT
- SOUGHT AFTER LOCATION



# 17 Whitehall Avenue BALLYCASTLE



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.

ground floor

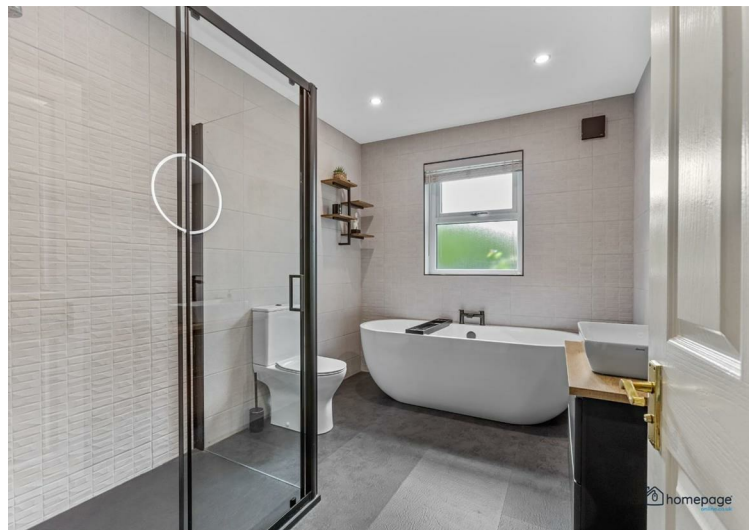
## Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

Northern Ireland EU Directive 2002/91/EC  
Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

Northern Ireland EU Directive 2002/91/EC



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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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