



We are delighted to bring to the market this stunning two storey detached property set on spacious mature site offering four bedrooms, two bathrooms and two reception rooms. The property has undergone extensive refurbishment and repair in the past two years, including replumbing and part rewiring, and is in excellent condition throughout. Situated in the sought after Beechwood Avenue, only a very short walking distance to Ballycastle beach and seafront area, we expect this property to be of interest to many. We as selling agents highly recommend early internal inspection!

Offers Around
£450,000

2 Beechwood Avenue,
Ballycastle,
BT54 6BL

Viewing by
appointment
through agent
028 9066 3030



- Excellent Detached Property Set on a Mature Site
- 2 Reception Rooms
- Kitchen
- 4 Bedrooms
- Modern Fitted Bathroom & Downstairs Shower Room
- uPVC Double Glazed Windows/Oil Fired Central Heating
- Various Renovation Works Carried out in the last 2 years
- Fully Replumbed & Many Areas Rewired
- Prime Sought After Location Only Seconds Walk to Ballycastle Beach & Sea Front Area

The Property Comprises:

Ground Floor

OPEN ARCHED ENTRANCE PORCH: Tiled flooring.

RECEPTION HALL: Wood panelled walls.



SITTING ROOM: 16' 5" x 12' 1" (5m x 3.68m) Attractive oak fireplace with mirror inset and tiled hearth, cornice ceiling.



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www.templetonrobinson.com

LIVING ROOM: 17' 8" x 11' 6" (5.38m x 3.51m) Multi-fuel burning stove, cornice ceiling, wood floor, sliding door to hall.



SHOWER ROOM: Shower cubilce with Triton electric shower, low flush wc, vanity basin with LED mirror.

DINING ROOM: 9' 3" x 7' 5" (2.82m x 2.26m) (including recess). Glazed display units, part wood panelled walls, cupboard, sheeted ceiling, tiled floor.



KITCHEN: 10' 9" x 7' 9" (3.28m x 2.36m) A fantastic range of recently fitted eye and low level units, bowl and a half ceramic sink unit, integrated 'Belling' dishwasher, 4 ring ceramic hob and electric oven, stainless steel extractor fan, fridge freezer, integrated 'Bosch' washing machine, second extractor fan, glass display units, under cabinet lighting, and attractive tiled flooring.



REAR SUN PORCH:

First Floor

LANDING: Coloured glass window, storage cupboard.

BEDROOM (1): 15' 4" x 9' 2" (4.67m x 2.79m) Points for wall lights, dual aspect windows to side and rear.



BEDROOM (2): 14' 1" x 12' 2" (4.29m x 3.71m) With dual aspect windows to front and side.



BATHROOM: 9' 7" x 7' 0" (2.92m x 2.13m) With 'Mira' electric shower over bath, WC, vanity basin, LED mirror medicine cabinet, full height hot-press/linen cupboard.



BEDROOM (3): 15' 5" x 12' 2" (4.7m x 3.71m) With views to front and fully sliding storage cupboard.



BEDROOM (4)/DRESSING ROOM/NURSERY/STUDY: 7' 0" x 6' 9" (2.13m x 2.06m)

Outside

GARAGE: 15' 5" x 9' 6" (4.7m x 2.9m) Up and over door, power and light.

Wall and hedge enclosed garden in lawn to rear dotted with mature shrubbery. Ranch style gate enclosed rear parking area. Attractive 'Tobermore' pavia pathway leading from rear gardens to front. Fence enclosed garden in lawn to front bordered with coloured stone shrub beds. Pedestrian gate to front and side. Double bonded oil tank and watchman system. Garden shed. Fuel store. Outside lights.





Location:

Leaving Ballycastle seafront on the Quay Road, take the second right into Beechwood Avenue. Number 2 is the second property located on the right hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

Energy Rating

Epc Type: Domestic

Current: E44

Potential: E52

EPC Landmark Code: 2669-2049-0203-6066-1934

[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	44	52
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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