



**47 THE ABBEY, BALLYCASTLE**



X 3



X 2



X 2

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			
		67	69

**OFFERS OVER £199,500**

# 47 THE ABBEY, BALLYCASTLE

This impressive three storey detached home has been thoughtfully updated by the current owners, offering a blend of modern comfort and versatile living in a sought after Ballycastle development. The property boasts a stylish new kitchen, a contemporary bathroom and an updated ensuite, all finished to a high standard. The converted garage enhances the home's flexibility, currently set up as a cosy cinema room but easily adaptable as a games room, study or guest bedroom. The low maintenance private rear garden provides a tranquil outdoor space, while the remaining garage area offers convenient storage. Ideally situated, this home is just a short distance from the town centre, seafront and marina, making it an ideal choice for those seeking both comfort and convenience.

## FEATURES

- Gas central heating system.
- Double glazing in wooden frames.
- Recently updated kitchen, bathroom and ensuite.
- Converted garage, currently used as a cinema room.
- Low-maintenance private rear garden.
- Convenient storage in the remaining garage space.
- Short distance from town centre, seafront and marina.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £980.40

ANNUAL SERVICE CHARGE: £133.76

SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ACCOMMODATION

### ENTRANCE HALL

Vinyl flooring.

### UTILITY ROOM

2.74 m x 1.93 m (9'0" x 6'4")

Range of fitted units; laminate work surfaces; stainless steel sink unit; plumbed for washing machine; tiled floor.

### CINEMA / GAMES ROOM

5.86 m x 3.28 m (19'3" x 10'9")

Internal access to the half garage / store.

### FIRST FLOOR

#### LANDING

Glass panelled doors to both the kitchen and the living room.

#### DINING KITCHEN

3.93 m x 5.46 m (12'11" x 17'11")

Newly fitted kitchen with range of high & low level units with under counter lighting; laminate work surfaces & breakfast bar; stainless steel sink unit; electric oven & hob with extractor unit over; space for under counter fridge; plumbed for washing machine; spot lighting; LVT flooring to the kitchen area; dining area with patio door to the rear and double glass panelled doors to living room.

#### LIVING ROOM

4.97 m x 5.45 m (16'4" x 17'11")

Cast iron fireplace with wood surround & tiled hearth.

### SECOND FLOOR

#### LANDING

Shelved linen cupboard; 'Slingsby' ladder access to a fully floored roof space.

#### BEDROOM 1

3.86 m x 3.35 m (12'8" x 11'0")

Double bedroom to the front.

#### ENSUITE

0.98 m x 2.77 m (3'3" x 9'1")

Recently updated; tiled shower cubicle; toilet; wash hand basin; chrome towel radiator; extractor fan; tiled floor.

#### BEDROOM 2

3.97 m x 2.88 m (13'0" x 9'5")

Double bedroom to the rear.

#### BEDROOM 3

2.78 m x 2.47 m (9'1" x 8'1")

Double bedroom to the rear.

#### BATHROOM

2.12 m x 1.98 m (6'11" x 6'6")

Newly fitted suite; panel bath with rainfall head and shower wand; toilet; vanity unit with wash hand basin; chrome towel radiator; Formwood wall panelling; LVT flooring; extractor unit.

### EXTERIOR

#### HALF GARAGE / STORE

2.67 m x 3.27 m (8'9" x 10'9")

Roller door; gas boiler; concrete floor; power & light.

### OUTSIDE FEATURES

- Fully enclosed private garden to the rear with paved patio and decking areas.
- Outside light and tap.
- Pedestrian right of way to the front of the property.
- Tarmac parking area to the front.



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by RICS



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