

TEMPLETON  
ROBINSON



11 Rathlin Road,  
Ballycastle,  
BT54 6DD

Offers Over  
£750,000

Viewing by  
appointment with  
& through agent  
028 90 663030



An impressive detached family home on approximately 1 acre site that offers a range of options to prospective purchasers as a refurbished and modernised property. The large gardens with woodland and meadow area to the rear will have obvious appeal.

Given the size of the overall site, it also presents itself as a significant development opportunity (subject to planning).

The property accommodation comprises, on the ground floor, a drawing room, living room, study, dining room, cloakroom with WC, kitchen with range of built-in units and separate utility room off rear hall. Upstairs on

the first floor are four well proportioned bedrooms, a family bathroom and separate WC facility.

Additionally the property benefits from double glazed windows and oil fired central heating.

Outside the site (gardens, woodland and meadow area) extends to approximately one acre and will have wide ranging appeal.

There is convenient access to the town centre and the seafront.



- Impressive Detached Family Home on Excellent Site of Approximately 1 Acre
  - Potential Development Site Subject to Planning Approval
  - Superb Location in a Prime Residential Position in Ballycastle
    - 4 Reception Rooms
    - 4 Bedrooms
    - Family Bathroom
  - Ground Floor WC Facility
  - Mature Gardens to Front & Side of Property
  - Extensive Woodland / Meadow Area to Rear
  - Convenient Access to Ballycastle & Sea Front
    - Oil Fired Central Heating
    - uPVC Double Glazed Windows

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: Enclosed understairs storage space.

ENTRANCE HALL:



DRAWING ROOM: 22' 4" x 15' 0" (6.81m x 4.57m) Feature fireplace surround and mantle with cast iron inset with decorative tile inlay and ceramic tiled hearth, picture rail.



LIVING ROOM: 22' 0" x 16' 6" (6.71m x 5.03m) Feature fireplace surround and mantle with cast iron inset with tiled inlay and ceramic tiled hearth.



STUDY: 13' 7" x 9' 4" (4.14m x 2.84m)

DINING/BREAKFAST ROOM: 15' 1" x 13' 8" (4.6m x 4.17m) Ceramic tiled floor, range of built-in high and low level units, access to cloakroom and WC facility.



KITCHEN: 10' 0" x 9' 5" (3.05m x 2.87m) Range of high and low level units, under unit lighting, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine.



REAR HALLWAY:

BOILER HOUSE: Oil fired boiler.

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First Floor

LANDING:



BEDROOM (1): 17' 0" x 15' 8" (5.18m x 4.78m)

BEDROOM (2): 17' 3" x 15' 9" (5.26m x 4.8m)



BEDROOM (3): 13' 7" x 9' 5" (4.14m x 2.87m)

BEDROOM (4): 15' 4" x 14' 6" (4.67m x 4.42m)



SHOWER ROOM: Shower cubicle, pedestal wash hand basin, low flush wc, hotpress.

## Outside

The 1 acre site comprises lawn and garden area to front and side extending into woodland and meadow area at rear.

TWO GARAGES:



## Location:

Ballycastle on Castle Street heading via Ann Street towards Quay Road, turn left into Rathlin Road and house is on the left hand side past Rathlin Avenue.

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Sizes And Dimensions Are Approximate. Actual May Vary.

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

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