



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

PORTRUSH

'Ballywillan House'

111 Atlantic Road

BT56 8PB

Offers Over £625,000

028 7083 2000
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Occupying a generously proportioned mature site on the way into Portrush, this is a most attractive and very delightful six bedroom detached house which use to operate as a successful Bed and Breakfast. Extending to approximately 3282 sq. ft of living space the original property is believed to have been built circa 1955. The current vendors have immaculately taken care of the property and it has been very well maintained over the years. A very clever internal layout maximises on style and would be suitable for guest house or family orientated living. The property itself has a very warm and welcoming atmosphere with a very tasteful decor throughout. This fine residence is practically on the doorstep of a host of many tourist and recreational facilities. Properties and especially former guest houses of this calibre rarely present themselves to the open market, so we therefore strongly encourage you to arrange a private appointment at your earliest convenience.

Leaving Portrush on the Atlantic Road, No. 111 will be located on your left hand side after Ballywillan Presbyterian Church and Carnalridge Primary School.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

6'6 wide with cornicing, under stairs storage cupboard, tiled floor and an elegant arched opening with decorative cornicing, leading to a glazed front door with colourful stained glass panels.

Open Feature Arch to:

Entrance Hall:

7'2 wide with cornicing.

Lounge: 13'11 x 13'8

With marble surround fireplace with cast iron inset, tiled hearth, picture rail, centrepiece and cornicing.



Dining Room:

With picture rail, centrepiece, cornicing and open feature archway leading to sun room. 14'11 x 13'11



Sun Room:

With picture rail and recessed lighting. 14'2 x 8'8



Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated hob and double oven, extractor fan above with wood canopy surround, integrated dishwasher, integrated double fridge, glass display cabinet, wine rack, saucepan drawers, drawer bank, recess for microwave, cornicing, centrepiece, under unit lighting, strip lighting and tiled floor. 13'8 x 11'10



Rear Porch:

With PVC pedestrian door to side.

Snug/Bedroom 6:

With picture rail. 11'7 x 10'11

Office/Breakfast Room: 11'0 x 10'5

With picture rail and laminate wood floor.



Bathroom:

With w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, half tiled walls, extractor fan and shower point.

Utility Room:

With single drainer stainless steel sink unit, recessed lights, high and low level units with tiling between, plumbed for automatic washing machine, space for tumble dryer and space for fridge freezer. 7'6 x 5'9



Steps from Entrance Hall leading to:

Bedroom 1:

With built in slide robes, picture rail, centrepiece and cornicing. 17'4 x 15'3 (to include ensuite)

Ensuite off with w.c., wash hand basin, shaver point, half tiled walls, shelving and extractor fan.



FIRST FLOOR:

Landing:

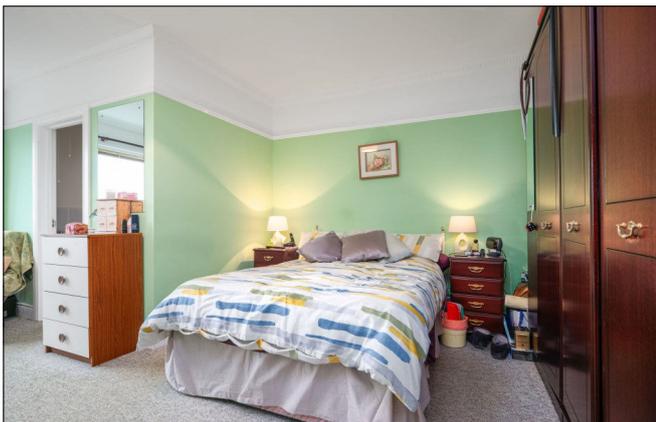
With hot press, shelved storage cupboard, cornicing and access to roof space.



Bedroom 2:

With picture rail and cornicing. 18'7 x 15'2 (to include ensuite)

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, shaver point, half tiled walls, shelving and extractor fan.



Bedroom 3:

With built in furniture comprising of double wardrobe, one single wardrobe with drawers below, five chest of drawers, corner desk unit, picture rail corning and centrepiece.

18'7 x 13'9

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, shaver point, half tiled walls and extractor fan.



Bedroom 4:

With built in double wardrobe, picture rail, corning and centrepiece. 14'0 x 13'4

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, shaver point, half tiled walls and extractor fan.



Bedroom 5:

With double built in wardrobe, picture rail, cornicing and centrepiece. 13'9 x 11'5

Ensuite off w.c., wash hand basin, with fully tiled walk in shower cubicle with electric shower, shaver point, half tiled walls and extractor fan.



EXTERIOR FEATURES:

Tarmac driveway leading to side and rear of property. Garden to front has parking for multiple cars and is laid in lawn surrounded by established shrubbery and hedging with screened areas. Garden to rear has more parking with additional screened areas. Mobile home to rear. Tap to rear. Boiler house to side. Light to front, rear and side of property. Boiler house 11'9 x 10'8 with light and power points, bike shed, log shed and additional storage shed.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Former Guest House With Separate Granny Flat
- ** Parking For Multiple Vehicles

TENURE:

TBC

CAPITAL VALUE:

£280,000 (Rates: £2,864.00 p/a approx.)

Mobile Home:

Open Plan Lounge/Kitchen/Dining Area: 26'1 x 9'10

With single drainer sink unit, high and low level built in units, gas hob, integrated oven and fridge, recessed lighting and storage cupboard.

Bedroom 1:

With double built in wardrobe with over head storage. 9'9 x 7'7

Bedroom 2:

With built in unit with over head storage. 6'0 x 5'3

Bathroom:

With coloured suite comprising w.c., wash hand basin and telephone hand shower over bath.



