



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



ARMSTRONG GORDON

& Company Limited

THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

BALLYCASTLE

18 Ramoan Avenue

BT54 6GA

Offers Around £339,500

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000

www.armstronggordon.com

Nestled in one of Ballycastle’s most desirable residential areas, this beautifully presented four bedroom detached home offers an exceptional blend of space, style, and comfort - perfect for growing families at just over 2100 sq. ft approx. or those seeking a tranquil yet well connected lifestyle. The property boasts two spacious reception rooms, ideal for both relaxed family living and formal entertaining. The home is in good decorative condition throughout, allowing buyers to move straight in and enjoy everything this charming home has to offer. Externally, the property benefits from a detached garage and ample driveway parking, with well maintained gardens surrounding the home, offering both privacy and curb appeal. Located within proximity to Ballycastle’s stunning coastline, local schools, shops, and amenities, this is a rare opportunity to secure a forever home in a prime location.

From Ballycastle town centre, head northwest on Ann Street toward Market Street. Continue straight onto Quay Road, and onto castle Street and then the Coleraine road. At Hillhead service station turn right onto the Novally Road and take your first left onto Ramoan road.

ACCOMMODATION COMPRISES:

Composite front door with side panels.

Entrance Hall:

With under stairs storage cupboard and laminate wood floor.

Lounge:

With inset gas fire recessed in granite with wooden beam mantle and laminate wood floor. 15’4 x 12’1



Family Room:

With laminate wood floor. Glazed double doors leading to dining area. 12’1 x 10’10



Kitchen/Dining Area: 23’1 x 13’1

With undermount stainless steel sink unit, high and low level built in units with cream gloss finish and tiling between set in granite worktops and upstands, integrated ‘Belling’ ceramic hob, ‘Beko’ double oven, stainless steel extractor fan above, granite splashback, integrated ‘Bosch’ dishwasher, integrated ‘Zanussi’ freezer, integrated fridge, drawer bank, glass display cabinet, tiled floor and patio doors leading to rear garden.



Utility Room:

With circular stainless steel sink unit, low level built in units set in granite worktop with upstands, plumbed for automatic washing machine, space for tumble dryer, tiled floor and pedestrian door leading to rear. 8’7 x 6’7



Separate W.C.:

With wash hand basin and half tiled walls.

FIRST FLOOR:

Landing:

With walk in hot press and laminate wood floor.



Master Bedroom:

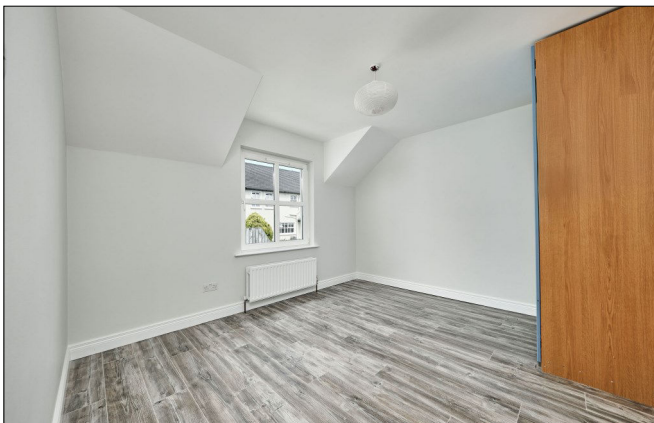
With floor to ceiling fitted wardrobes with part mirrored sliding doors, laminate wood floor and views across Ballycastle Forest and Knocklayde Mountain. 12'2 x 15'4

Ensuite off with w.c., circular wash hand basin with glass top vanity unit, fully tiled walk in shower cubicle with electric shower, part tiled walls, extractor fan and tiled floor.



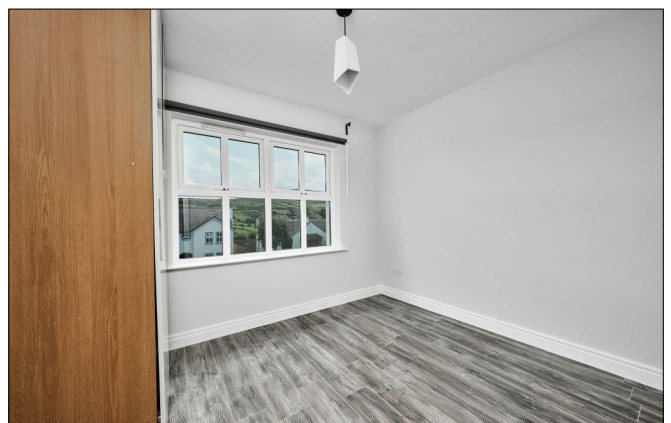
Bedroom 2:

With laminate wood floor and views across Ballycastle Forest and Knocklayde Mountain. 10'6 x 8'4



Bedroom 3:

With laminate wood floor and views across Ballycastle Forest and Knocklayde Mountain. 12'1 x 10'10



Bedroom 4:

With laminate wood floor. 12'1 x 11'1

Bathroom:

With white suite comprising w.c., circular wash hand basin with glass top vanity unit, freestanding bath with mixer taps, fully tiled walk in shower cubicle with Mira Sport shower fitting, part tiled walls and tiled floor. 10'5 x 9'10

**EXTERIOR FEATURES:**

Outside to front there is a tarmac driveway with parking for several cars, leading to detached garage with remote control up and over door, pedestrian door, light and power points. Light to front. Garden to front is laid in lawn and fenced in with views across Ballycastle Forest and Knocklayde Mountain. Garden to rear is laid in lawn and fully enclosed with paved patio area. Light and tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Tarmac Driveway & Parking Area To The Front
- ** Beautiful Views To The Front Over Countryside Towards Ballycastle Forest & Knocklayde Mountain

TENURE:

Freehold

CAPITAL VALUE:

£185,000 (Rates: £1,892.55 p/a approx.)

