



Leyland Meadow, Ballycastle, County Antrim

## **Offers in the region of £225,000**

- Impressive Detached Property
- Popular Residential Development
- Ideal Family Accommodation
- Viewing Recommended
- Lounge/Modern Kitchen/Sunroom
- Four Bedrooms
- Garage
- Mature Gardens

### **Andersonstown**

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## **Leyland Meadow, Ballycastle, County Antrim**

This most attractive detached family home is situated in one of Ballycastle's most sought after maturing developments. This popular development offers excellent living accommodation comprising lounge, modern fitted kitchen/dining room, sun room. Three bedrooms and bathroom with additional games room or fourth bedroom. It further benefits from enclosed rear garden, front garden with detached garage. Oil fired central heating and double glazing. Viewing recommended.

### **Entrance Hall**

Wood flooring.

### **W/C, Cloaks**

Fitted with low flush w/c and wash hand basin, fully tiled walls.

### **Lounge**

Decorative feature fireplace with slate tiled hearth, wood flooring.

### **Games Room/Bedroom 4**

Wood flooring.

### **Kitchen / Dining Room**

Modern fitted kitchen with extensive range of high and low units with round edged worktops. Integrated Bosch hob and oven with extractor hood.

### **Sun Room**

Wood flooring, french doors leading to rear garden.

### **Rear Hall**

### **Utility Room**

## **First Floor**

### **Bedroom 1**

Wooden flooring.

### **En-suite Bathroom**

Fitted with tiled shower cubicle, low flush w/c, wash hand basin.

### **Bedroom 2**

Wood flooring.

### **Bedroom 3**

Wood flooring.

### **Bathroom**

Fitted with corner bath, shower unit, fully tiled walls and tiled flooring.

### **Front Garden**

Lawn with variety of plants and shrubs, tarmac driveway leading to:

**Garage**

Roller door, lights and power.

**Rear Garden**

Enclosed mature rear garden with paved patio area.

**Directions**

Leaving town centre via Market Street turn right at the mini roundabout onto Leyland Road. Leyland Meadows development is on right hand side.

**Draft Details**

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

**Reeds Rains Mortgage Advice**

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

**All Measurements**

All Measurements are Approximate

