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**Tim Martin**

AUCTIONEERS • ESTATE AGENTS • VALUERS

**64 Torr Road  
Torr West, Ballycastle  
BT54 6RQ**



Set in a fold of the Glen with delightful views over Torr Head to the Irish Sea and the Mull of Kintyre and beyond, this spacious modern family home set in its own grounds offers an opportunity to acquire

a home in one of the most idyllic locations on the North Antrim Coast.

The property offers bright, spacious accommodation on two floors fitted with oil fired central heating and double glazing in hardwood frames, farmhouse sized kitchen with 'Stanley' range and integrated appliances, 3 reception rooms, 4 bedrooms, laundry room and bathroom - all for a realistic price!

**FEATURES INCLUDE**

- 4 BEDROOMS
- 3 RECEPTION ROOMS
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZING
- DETACHED GARAGE
- STUNNING VIEWS OVER THE IRISH SEA AND THE GLENS
- FARMHOUSE SIZED KITCHEN WITH 'STANLEY' RANGE

## ACCOMMODATION

### **ENTRANCE PORCH 2.24m (7'4) x 2.03m (6'8)**

Parquet hardwood block floor; wall light; hardwood tongue and groove ceiling.

### **ENTRANCE HALL**

Storage cupboard under stairs.

### **LOUNGE 4.19m (13'9) x 3.38m (11'1)**

Polished cream marble and pink granite fireplace and hearth; hardwood mantle; 2 wall lights; tv aerial point.



### **SITTING ROOM 4.65m (15'3) x 3.71m (12'2)**

Polished two tone cream marble fireplace and hearth with carved hardwood surround; tv aerial point; wired for 3 wall lights.

### **REAR HALLWAY**

Study area with telephone jack point; large cloak cupboard with sliding doors; part tiled floor.

### **STUDY 2.18m (7'2) x 1.93m (6'4)**

### **LAUNDRY ROOM 2.62m (8'7) x 2.11m (6'11)**

Single drainer stainless steel sink unit with mixer taps in formica worktop with cupboards under; plumbed and space for dishwasher and washing machine; ceramic tiled floor.

### **CLOAKROOM 2.06m (6'9) x .94m (3'1)**

White suite comprising pedestal wash hand basin; low flush wc; ceramic tiled walls and floor.

### **KITCHEN / DINING**

#### **6.35m (20'10) x 3.56m (11'8)**

1½ tub stainless steel sink unit with mixer taps, drinking water filter tap and filtration unit; extensive range of mid oak eye and floor level cupboards and drawers with matching leaded glass; illuminated display cupboards, open display shelves; formica worktops; integrated 'Moffat' gas under oven and 4 ring gas hob; 'Stanley oil fired range with two ovens and double hob attached to central heating system; integrated fridge / freezer; part tiled walls; ceramic tiled floor; covered lighting under cupboards; fluorescent lighting; tv aerial point.



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## Hardwood Furnished Staircase to:-

### FIRST FLOOR

#### **LANDING**

Walk in hotpress (7'0 x 6'3) with lagged copper cylinder and Willis type immersion heater; ample storage shelving.

**BEDROOM 1 4.19m (13'9) x 3.35m (11'0)**

**BEDROOM 2 4.45m (14'7) x 3.73m (12'3)**

minimum measurements

Large double built in wardrobe with ample clothes rails and storage shelves; tv aerial point.

**BEDROOM 3 3.48m (11'5) x 3.23m (10'7)**

minimum measurements

Large double built in wardrobe with ample clothes rails and storage shelves; tv aerial point.

**BEDROOM 4 3.58m (11'9) x 3.58m (11'9)**

**BATHROOM 3.12m (10'3) x 2.18m (7'2)**

Champagne coloured suite comprising panelled bath with gold plated taps and matching side handles; bidet; close coupled wc; pedestal wash hand basin with gold plated mixer taps; tiled shower cubicle with 'Mira Excel' thermostatically controlled shower and side panels; strip light with shaver socket; 'Xpelair' extractor fan; fully tiled walls.

#### **OUTSIDE**

Shared gravel drive leading to private gravel drive with ample parking.

**DETACHED GARAGE 6.02m (19'9) x 5.61m (18'5)**

Up and over door; ample light and power points; built in work bench.

#### **GARDENS**

Laid out in lawns to front, side and rear with flagged patio to rear. Small concrete yard to rear.



**CAPITAL / RATEABLE VALUE**

£160,000. Rates Payable = £1217.92 per annum (approx)

**VIEWING**

By Appointment With The Agent

**LOCATION**

From Ballycastle proceed out Cushendall Road to Sheskburn Garage. Turn left and proceed about 1.4 miles to Hunters Bar, turn left and go for about 2 miles - turn left at dead end sign for 'Cushendun 10 miles and Torr Head 4 miles' Proceed about 3 miles and turn left at 'Torr Head and Torr Brae B&B Sign'. Proceed down Torr Road about ½ mile and take 1st left. Proceed about ¼ of a mile and the property is on the right hand side.