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To arrange an initial appointment please contact:

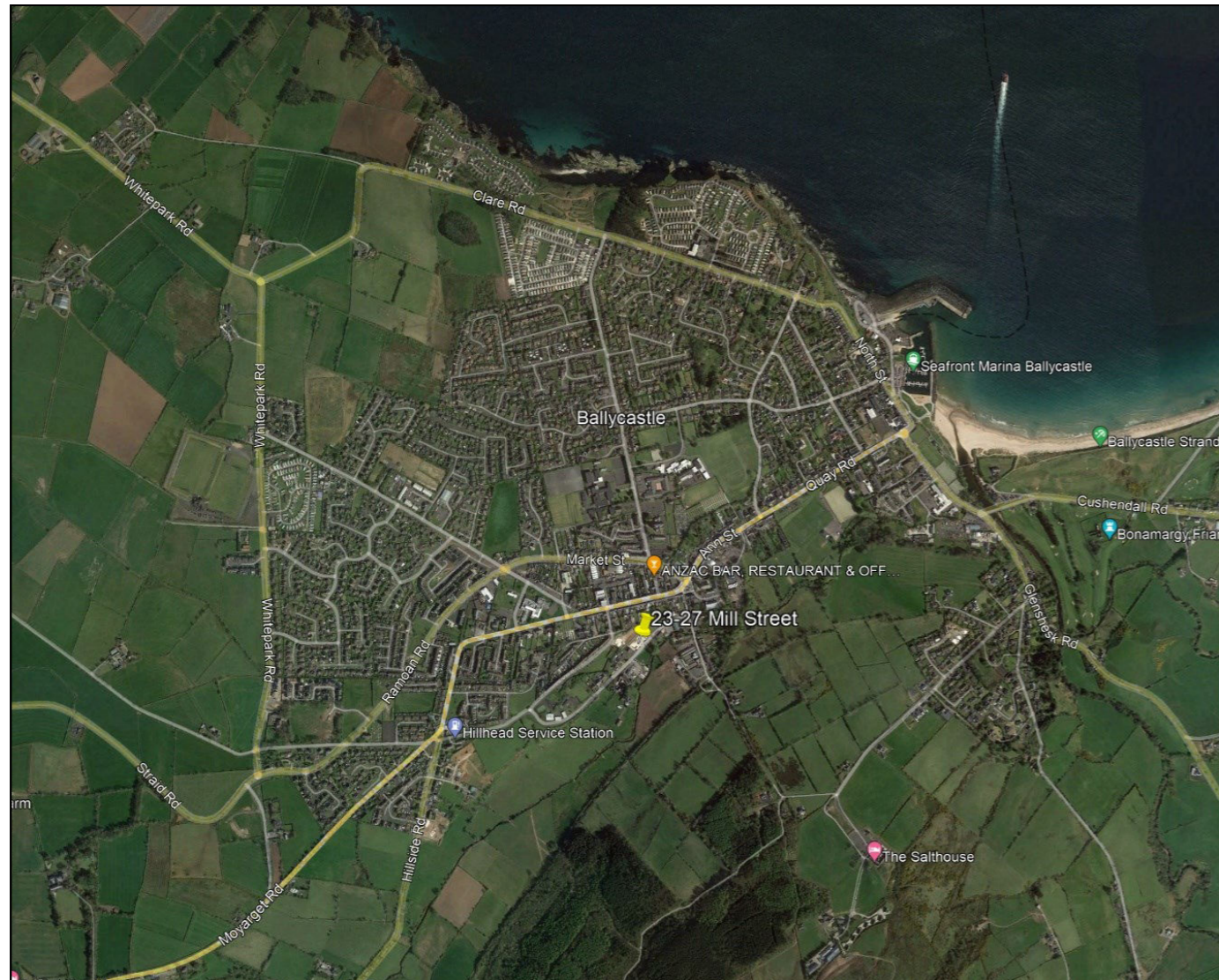
**ARMSTRONG GORDON**

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

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



# ARMSTRONG GORDON



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## BALLYCASTLE

4 Detached dwellings on

23 - 27 Mill Street

BT54 6ES

Price from £325,000

028 7083 2000  
www.armstronggordon.com

Introducing a captivating collection of four newly constructed detached houses nestled in the heart of Mill Street, Ballycastle. These thoughtfully designed homes seamlessly blend modern luxury with the charm of their scenic surroundings, offering a unique and unparalleled living experience.

Each residence boasts a distinctive architectural style that enhances the character of Mill Street, contributing to the vibrant tapestry of this historic locale. The exterior features a harmonious combination of traditional aesthetics and contemporary elements, creating a timeless facade that stands out in the neighbourhood.

The spacious floor plans are flooded with natural light, creating a warm and inviting atmosphere throughout. High-quality finishes and fixtures adorn every room, showcasing a commitment to superior craftsmanship and attention to detail.

Situated in the heart of Ballycastle, residents of Mill Street enjoy the convenience of urban amenities while being surrounded by the natural beauty of the area. Local shops, cafes, and cultural attractions are just moments away, creating a perfect balance between the tranquillity of home and the vibrancy of the community.

In summary, these four new detached houses in Mill Street, Ballycastle, offer a harmonious blend of contemporary living and traditional charm. With their impeccable design, premium features and prime location, these homes present a rare opportunity for those seeking a modern and comfortable lifestyle in a historic setting.

From Ballycastle Harbour, travel past the Marine Hotel and turn immediately right onto Quay Road. Quay Road continues onto Ann Street, then take your third left onto Fairhill Street. Then take your first right onto Mill Street and 23 - 27 Mill Street will be located on the right hand side.

**PRICE LIST:**

Site	Price
Site 1	£345,000
Site 2	£325,000
Site 3	£325,000
Site 4	£345,000



**SPECIAL FEATURES:**

**Kitchen:**

- \*\* Modern kitchen with a choice of doors and worktops
- \*\* Tailored layout design to optimise unit and worktop space
- \*\* Integrated appliances to include electric oven and hood, fridge freezer and dish-washer
- \*\* Low voltage down lights

**Utility Room:**

- \*\* High quality units with choice of door finishes, worktops and handles
- \*\* Space for washing machine and tumble dryer

**Sanitary Ware:**

- \*\* Contemporary sanitary ware with quality chrome fittings to bathroom, ensembles and

**W.C.:**

- \*\* Low profile shower tray with contemporary glass panels and doors to bathroom
- \*\* Heated chrome towel rails to bathroom and ensembles
- \*\* Low voltage down lights

**Flooring:**

- \*\* Quality carpet and underlay in bedrooms stairs and landing
- \*\* Tiled floor to kitchen, utility room, bathrooms, ensembles and W.C.
- \*\* Laminate flooring to lounge and entrance hall

**Heating:**

- \*\* Oil fired central heating
- \*\* Energy efficient boiler
- \*\* Wood burning stove fitted

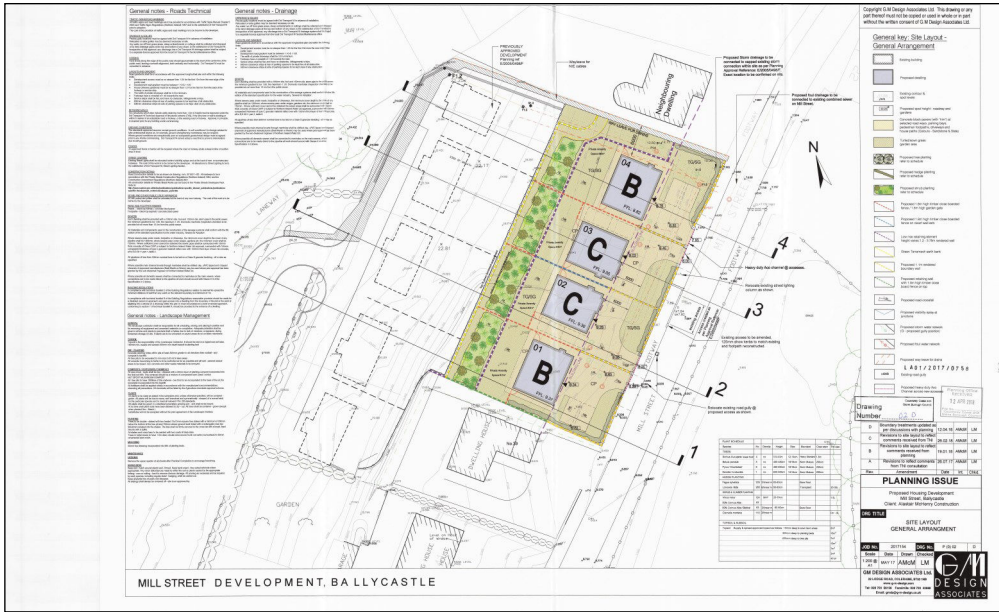
**Internal finishes:**

- \*\* Painted internal walls and ceilings
- \*\* Oak internal doors with quality ironmongery
- \*\* Painted skirting boards and architraves
- \*\* Comprehensive range of electrical sockets, switches and telephone points
- \*\* Master TV point in lounge
- \*\* Mains smoke and carbon monoxide detectors
- \*\* Wired for fibre optic broadband connection, available in property

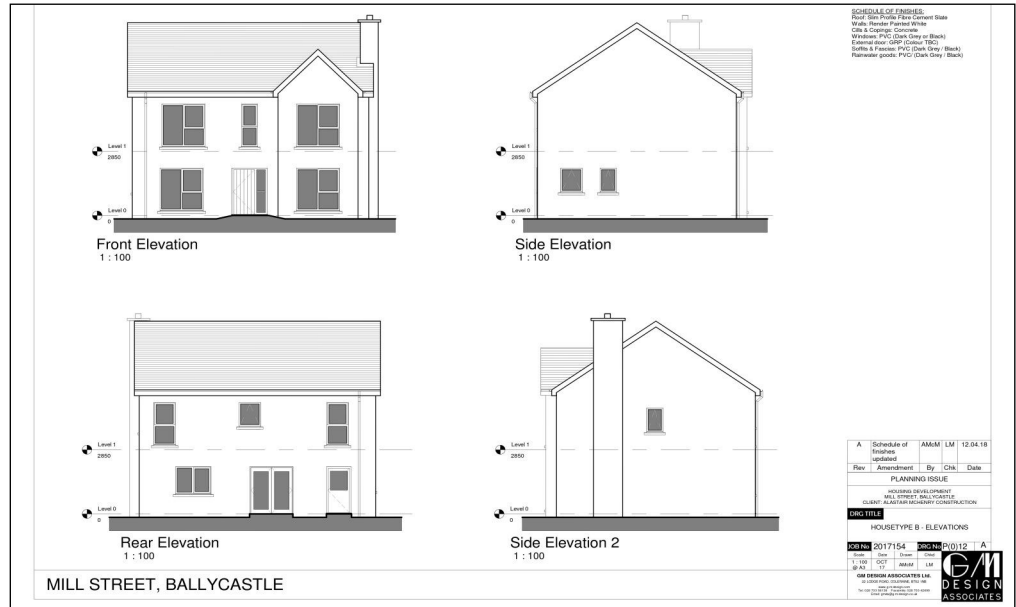
**External Finishes:**

- \*\* Flagging patio areas and paths
- \*\* Tarmac driveway
- \*\* Outside water supply
- \*\* uPVC double glazed windows
- \*\* Solar panels included in sale

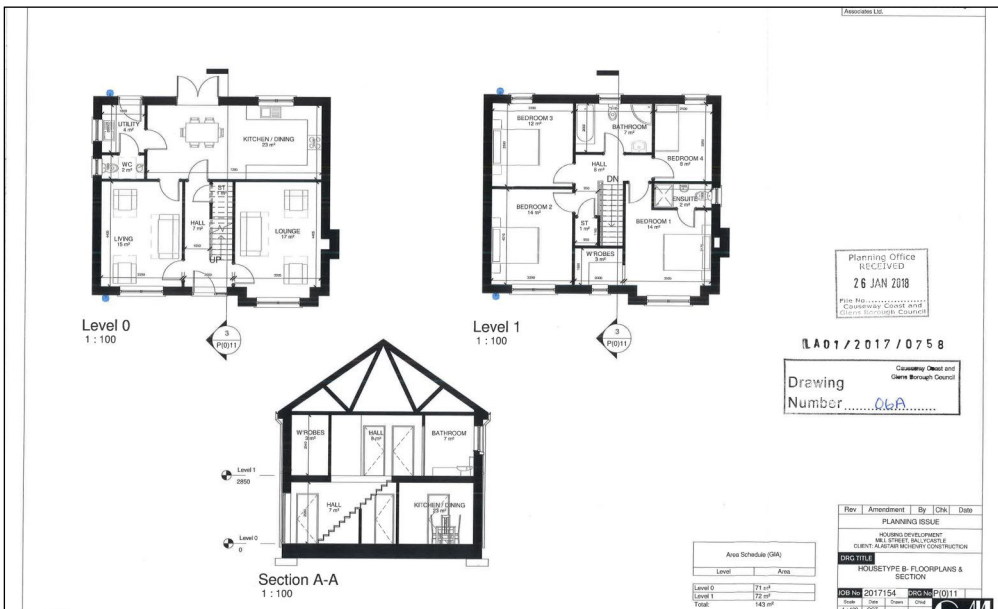
# Site Plan



## Type B Elevations



## Type B Floorplan



# Type C Elevations

**Front Elevation**  
1 : 100

**Rear Elevation**  
1 : 100

**Side Elevation**  
1 : 100

**Side Elevation 2**  
1 : 100

**MILL STREET, BALLYCASTLE**

**SCHEDULE OF FINISHES:**  
Roof: Slate/Purple Fibre Cement Slate  
Walls: Render/Colours White  
Floors: Carpet  
Windows: PVC (Dark Grey or Black)  
External Door: GFR (Dark Grey / Black)  
Baths & Facias: PVC (Dark Grey / Black)  
Kitchen panes: PVC (Dark Grey / Black)

Rev	Amendment	By	Chk	Date
A	Schedule of Finishes updated	AKM	LM	12.04.18

**HOUSETYPE C - ELEVATIONS**

Plot No: 0017154 Section: P0114 A

**G.M. DESIGN ASSOCIATES**

# Type C Floorplans

**Level 0**  
1 : 100

**Level 1**  
1 : 100

**Section 1**  
1 : 100

**MILL STREET, BALLYCASTLE**

**Area Schedule (GFA)**

Level	Area
Level 0	155 m <sup>2</sup>
Level 1	165 m <sup>2</sup>
Total	320 m <sup>2</sup>

**GRANTED**  
Subject to Conditions (if any) as set out on Decision Form LA01/2017/0758  
Date: 26 JAN 2018

**PLANNING OFFICE RECEIVED**  
26 JAN 2018

**LA01/2017/0758**

**Drawing Number: 01A**

**HOUSETYPE C - FLOORPLANS & SECTION**

Plot No: 0017154 Section: P0113 A

**G.M. DESIGN ASSOCIATES**

