



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
Income Protection | Buildings & Contents Insurance | Trusts |

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



64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

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

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92 plus | | |
| B 81-91 | | |
| C 69-80 | | |
| D 55-68 | 62 | 66 |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | | |
| Not energy efficient - higher running costs | | |

BALLYBOGEY

28 Kilmoyale Road

BT53 6NR

Price: Offers Over £395,000

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

A beautiful and impressive 3 bedroom detached family house extending to circa 2,500 sq ft of living space and in excellent decorative order throughout, offering bright and spacious accommodation. Occupying grounds of circa 4.33 acres, the property was designed by Studio Rodgers and constructed by Glebview Builders in 2005. Internally the property has a very contemporary feel and benefits from open plan living accommodation throughout the ground floor. Externally the property itself is complimented further by superb equestrian facilities which include a large barn with 9 stables including tack room and outdoor floodlit horse arena. No 28 Kilmoyle Road is arguably one of the best examples of a modern style equestrian establishment in the North Coast area designed to accommodate and facilitate those wishing to acquire a rural location with an excellent choice of equestrian facilities.

Coming into Ballymoney on the Frosses Road, take your third left at the roundabout onto Ballybogey Road, heading towards Portrush. Once in Ballybogey turn right onto the Benvardin Road heading towards the old Safari Park. Take your first left onto the Kilmoyle Road directly beside Kilmoyle Primary School and No. 28 will be situated approx. 3/4 mile along on your left.

ACCOMMODATION COMPRISES:

Open Entrance Porch: With archway leading to;



Open Plan Kitchen, Lounge and Dining Area: 47'3 x 24' overall.

Lounge Area:

With feature stone fireplace with oak mantle and multi fuel stove with French doors on either side and French doors to rear. Antique reclaimed flooring. Under stairs storage. Tiled steps leading to;



Kitchen / Dining Area:

With bowl and a half single drainer stainless steel sink unit with waste disposal, high and low level units, two stainless steel ovens, one gas and one electric hob, stainless steel canopy extractor fan, breakfast bar, high level glass cabinet, two further built in glass display cabinets, tiled floor.



Separate w.c.: With wash hand basin, w.c., tiled floor and extractor fan.

Study: With French doors leading to rear garden, built in shelving and tiled floor. 12'10 x 10'2

Utility Room: With single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine, space for fridge freezer and tumble dryer, hotpress, boiler, hot tank, tiled floor. 14'6 x 7'6

FIRST FLOOR:

Landing: With balcony over looking down stairs having tiled floor



Bedroom 1:

With laminate wood floor, double 16 jet spa bath with tiling around. 22'6 x 15'

Dressing area (suitable for division into another bedroom) with 2 double wardrobes and shelving.

Ensuite with fully tiled walk in shower cubicle with all body jet shower, w.c., wash hand basin.

Bedroom 2:

With laminate wood floor. 14'6 x 11'10

Ensuite with large raised double 16 jet spa bath with tiled surround and steps. large double walk in shower cubicle with Mira electric shower, w.c., wash hand basin, tiled floor.



Bedroom 3:

With laminate wood floor. 14'6 x 12' **Ensuite** with w.c. wash hand basin, bath with telephone hand shower, Mira electric shower over bath, tiled floor, shaver point.



EXTERIOR FEATURES:

Large screened driveway leading down to front of house. Garden area to rear is laid in lawn with some shrubbery, dog pen and shed. Surrounding the property there is an excellent selection of equestrian facilities including a flood lit horse arena 45m x 35m (approx), barn comprising 6 internal stables and 3 to side (with the potential to earn £150.00 per month per stable), tack room, hay loft, grooming area, shavings bay, wash bay and exercise yard to front. Behind the barn there is a shed.

CAPITAL VALUE:

£240,000

TENURE

Freehold

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Contemporary Design Throughout
- ** Excellent Equestrian Facilities Extending To Circa 4.33 Acres Including Stables, Arena & Paddock
- ** Bison Slab Flooring



