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To arrange an initial appointment please contact:

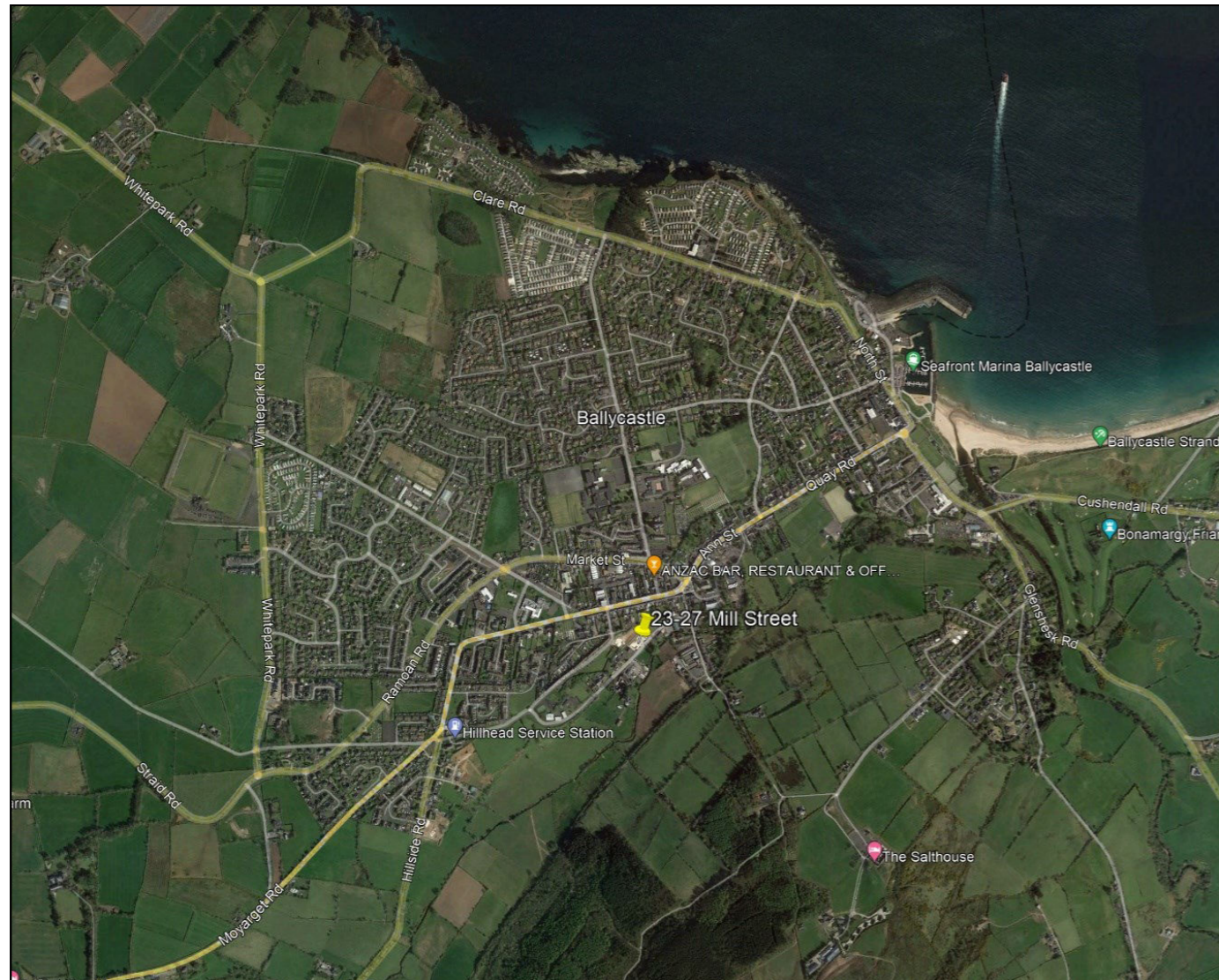
ARMSTRONG GORDON

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	Sale Agreed
Site 2	£325,000
Site 3	£325,000
Site 4	£355,000



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, ensuites and

W.C.:

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

Flooring:

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

Heating:

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

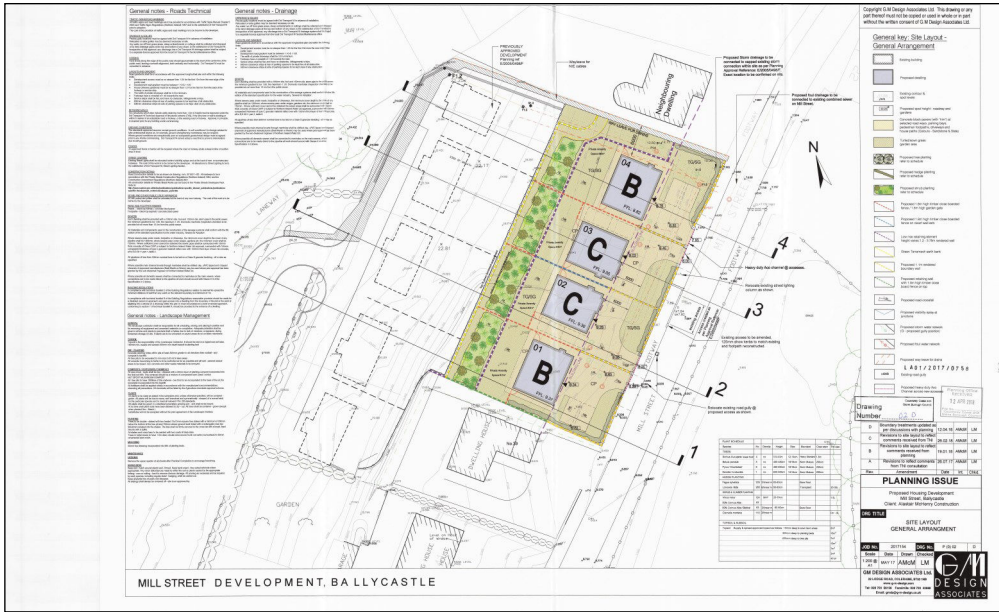
Internal finishes:

- ** 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

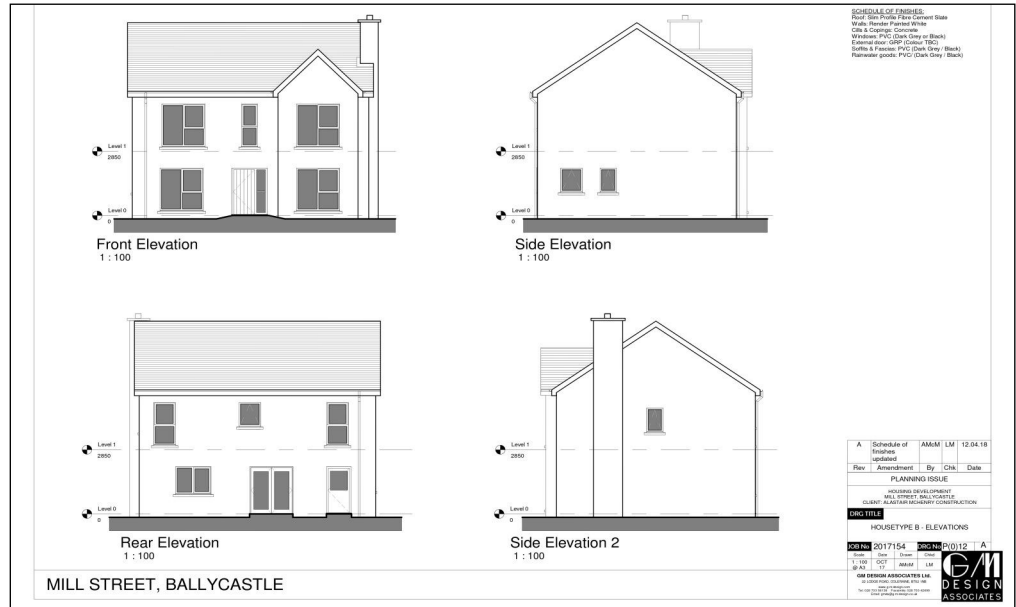
External Finishes:

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

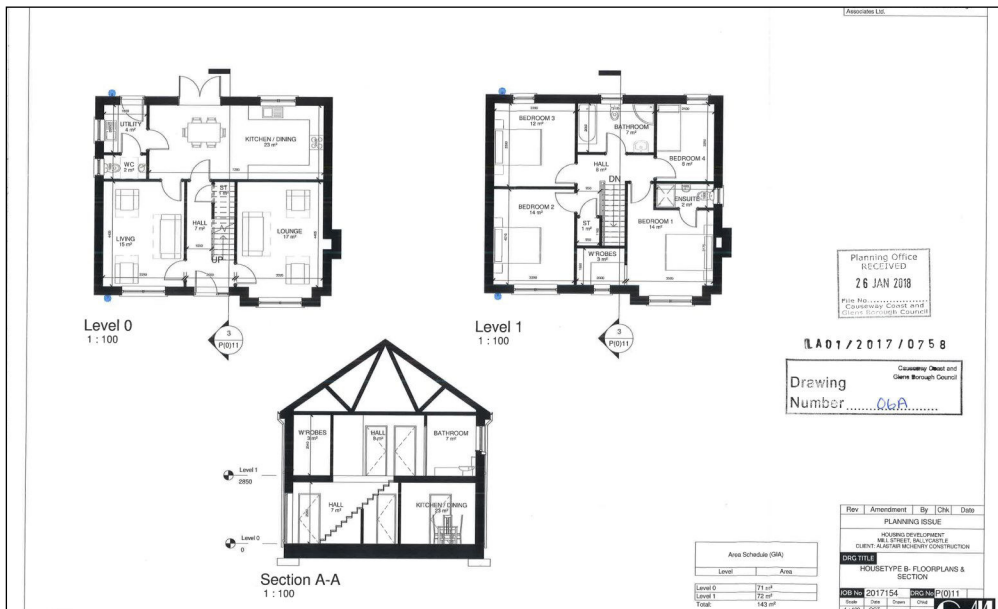
Site Plan



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 Issued	AKM	LM	12.04.18

HOUSETYPE C - ELEVATIONS

CD No: 2017154 Section: PD114 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	100 m ²
Level 1	100 m ²
Total	200 m ²

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

LA 01 / 2017 / 0758

Drawing Number: 01A

HOUSETYPE C - FLOORPLANS & SECTION

CD No: 2017154 Section: PD113 A

G.M. DESIGN ASSOCIATES

