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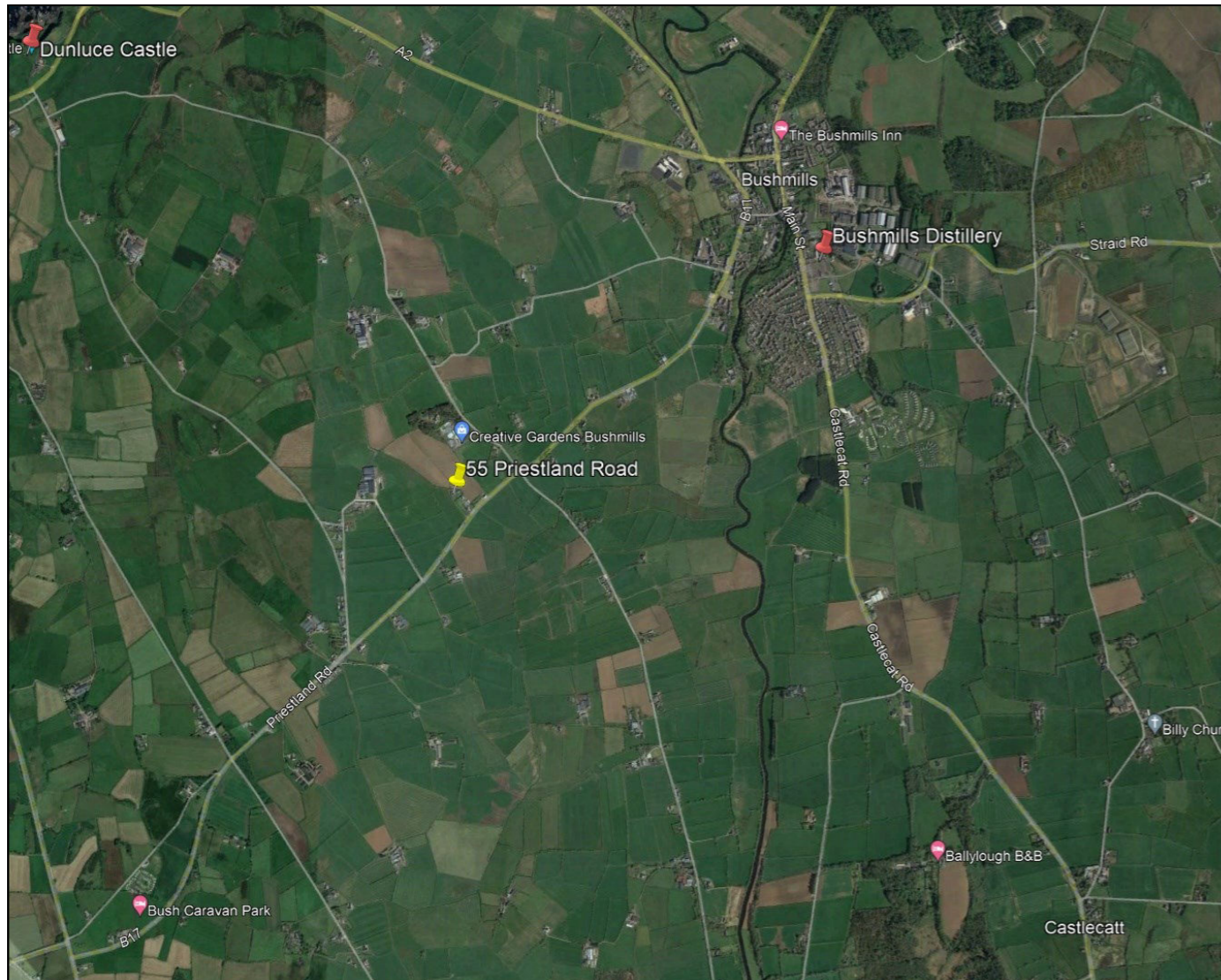
To arrange an initial appointment please contact:
ARMSTRONG GORDON

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BUSHMILLS

55 Priestland Road

BT57 8UR

Offers Over £595,000



64 The Promenade Portstewart BT55 7AF

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Constructed circa 2013 and extending to approximately 2800 square feet of living space on a highly generous site of circa 0.72 acre, this is a fabulous open plan 4 bed detached house with solar panels for water located on the edge of Bushmills. This bright and spacious family home offers well laid out and versatile accommodation throughout and offers pleasant views of the surrounding countryside. The property is further enhanced by the generously proportioned site this beautiful home sits on. Practically on the doorstep of the Giant's Causeway, the property lends itself to the gateway of many of the North Coast's finest attractions including the Bushmills Distillery, championship golf courses and the Carrick a Rede rope bridge. A truly outstanding property, the selling agent strongly recommends early internal appraisal.

Going towards the village of Bushmills from Portrush take your first right after the Dunluce school onto the Priestland Road. Carry on for approx. 1.4 miles past the Ballyness service station and No. 55 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

5'6 wide with tiled floor.

Entrance Hall:

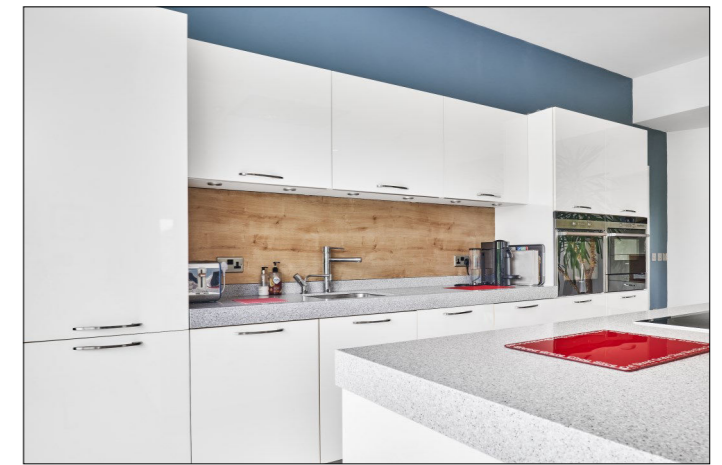
With cloaks cupboard, under stairs storage cupboard, space for additional study area, hot press and immersion heater, high vaulted ceilings to first floor, feature wood panelling around stairs and tiled floor.

Study:

With extra insulation and tiled floor. 8'4 x 8'2

Kitchen/Dining Area: 22'5 x 21'3

With stainless steel sink unit with Quooker tap, high and low level built in units from Parke's with island unit set in 'Hanex' worktop with storage, shelving and seating below, integrated eye level 'Siemens' double ovens, induction hob, ceiling cooker hood extractor fan, integrated dishwasher, fridge freezer and larder cupboard, built in lighting over hob, built in double sided 'Morso' multi fuel stove, recessed lighting, saucepan drawers, drawer bank, canopy over island, tiled floor and large sliding glass doors.



Living Area:

With built in double sided 'Morso' multi fuel stove, extra insulation, recessed lighting and tiled floor. 17'6 x 14'1



Utility Area:

With stainless steel sink unit, high and low level built in units, space for fridge and freezer, plumbed for automatic washing machine and tumble dryer, access to storage in roof and tiled floor. 13'1 x 6'2



Boiler Room/Store:

With bi-shelving, pressurised water system and tiled floor. 10'4 x 4'11

Rear Porch:

With storage cupboard and pedestrian door leading to rear garden.



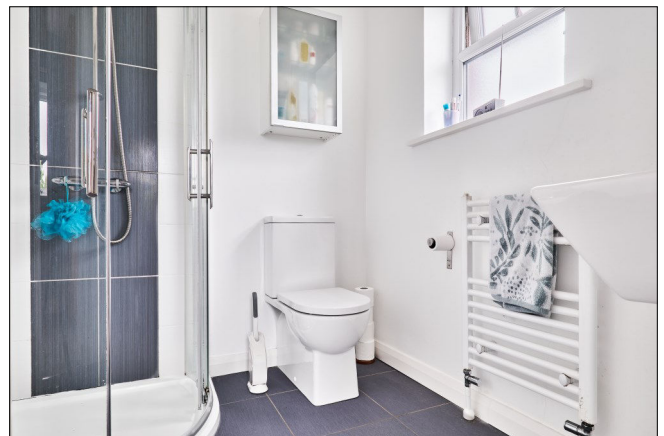
Bedroom 1:

With two double built in oak wardrobes, dressing table and two drawer banks. 13'2 x 12'8

Dressing Room Area:

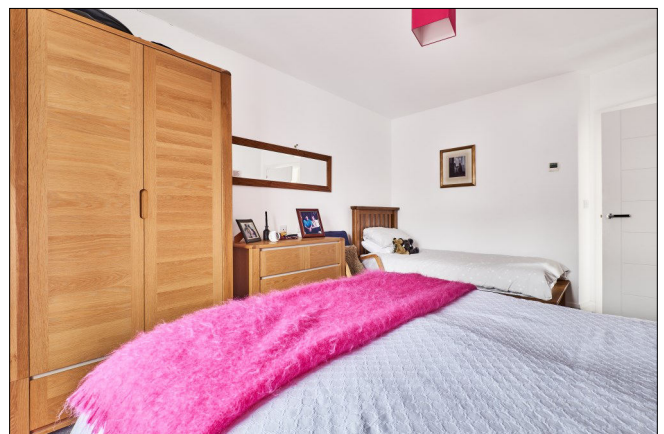
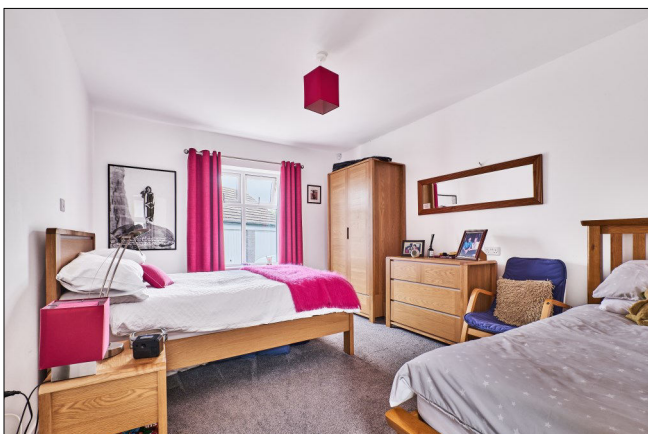
With triple built in wardrobe.

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with power shower, chrome towel rail, recessed shelving and tiled floor. 6'6 x 6'2



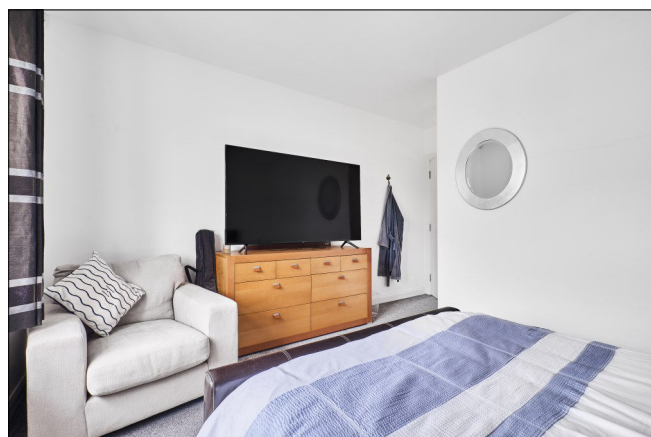
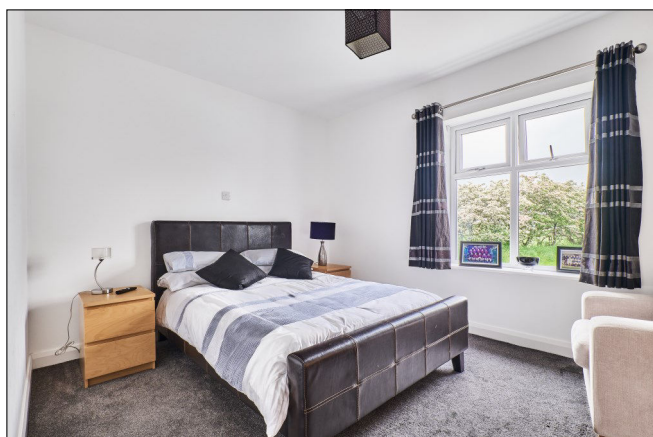
Bedroom 2:

With extra insulation fitted. 15'0 x 12'8



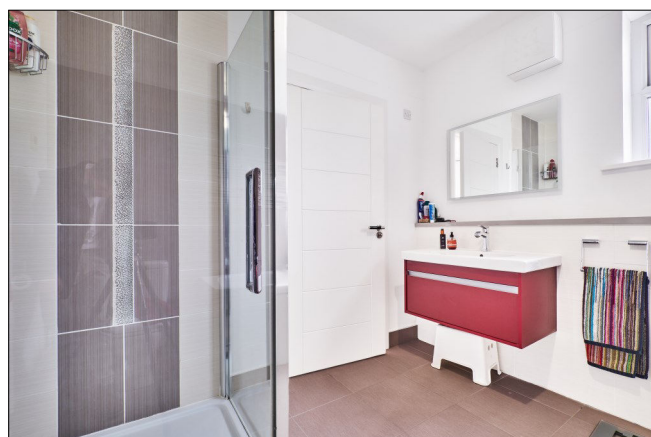
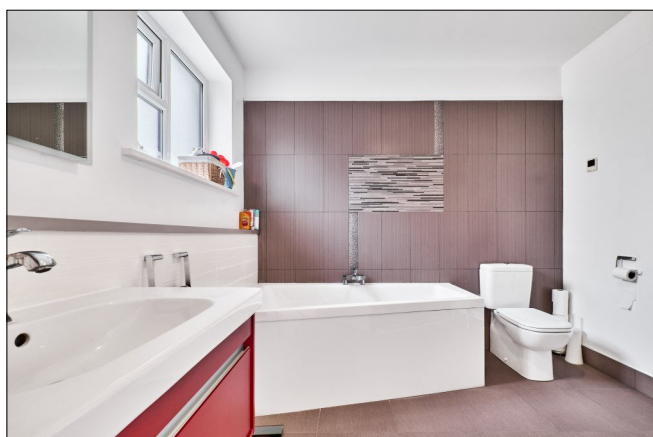
Bedroom 3:

With extra insulation fitted. 12'9 x 10'2



Bathroom:

With white suite comprising w.c., wash hand basin set in vanity unit, fully tiled walk in double shower cubicle, 'Duravit' bath, chrome towel rail and tiled floor. 9'2 x 9'0



FIRST FLOOR:

Landing:

With Mezzanine gallery.



Bedroom 4:

13'2 x 12'6

Ensuite off with w.c., wash hand basin set in vanity unit, fully tiled walk in double shower with power shower, heated towel rail, 'Velux' window, recessed shelving and tiled floor.



Store:

6'10 x 5'11

Lounge:

With built in 'Dimplex' electric flare effect heater, recessed lighting, extra insulation and stunning open countryside views. 19'2 x 16'9



EXTERIOR FEATURES:

Outside to rear there is an extensive hedged in lawn and to the side there is an extensive paved patio and established shrubbery and hedging. At the side there is an additional paved patio area.

Outside to front there is an extensive tarmac drive and laid in lawn with shrubbery extending to large detached double garage. 26'0 x 20'0 Two separate garage doors, storage with w.c. and wash hand basin. There is an additional storage area with wood store attached to rear of garage.

SPECIAL FEATURES:

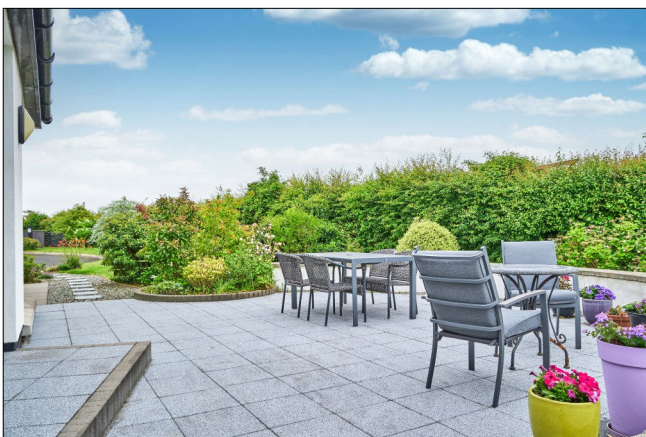
- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows. Extra Insulation Fitted Throughout
- ** Underfloor Heating Throughout With Thermostat Control
- ** Property Built Circa 2013
- ** Extending To Circa 0.72 Acres Including Lane
- ** Beam Vacuum System
- ** Burglar Alarm
- ** Solar Panels For Hot Water
- ** Hacker Kitchen From Parke's in Belfast
- ** Septic Tank to Rear of Garage
- ** Site Bordered By Stream
- ** Stunning Internal Decoration
- ** Solar Thermal Panels (Heats Water)

TENURE:

Freehold

CAPITAL VALUE:

£260,000 (Rates: £2,419.30 p/a approx.)





55 Priestland Road

Approximate Gross Internal Area = 259.6 sq m / 2795 sq ft



Ground Floor

First Floor



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID971033)