



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

& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

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

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

ARMSTRONG
GORDON



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	64 D
39-54	E		
21-38	F		
1-20	G		

BUSHMILLS

18 Riverdale Lodge

BT57 8AN

Offers Over £219,500

028 7083 2000
www.armstronggordon.com

A delightful three bedroom quaint semi detached house in the ever popular development of Riverdale Lodge. This property is both bright and spacious offering generous accommodation with an easy to maintain back garden and is situated in the historic town of Bushmills with the Giant’s Causeway and the Bushmills Inn but stone’s throw away. Rarely do property in Riverdale Lodge come on the open market so we anticipate interest from an early stage.

Driving past Dunluce Castle from Portrush and heading towards Bushmills on the Dunluce Road, take your next left after Ballaghmore Road into Riverdale Lodge. No 18 will be located at the lower end of the development.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:
7’4 wide with cloaks cupboard, under stairs storage cupboard, cornicing and tiled floor.

Separate W.C.:
With wash hand basin, half pine panelled walls, tiled floor and extractor fan.

Lounge:
With mahogany surround fireplace with cast iron inset and tiled hearth, picture rail, cornicing, solid wood floor, 4 pane panel French Doors leading to; 13’6 x 12’5



FIRST FLOOR:

Landing:
With hot press, cornicing and access to roof space.



Bedroom 1:
12’5 x 10’4 (average)

Ensuite with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, half tiled walls, illuminated mirror, recessed light and extractor fan.



Kitchen/Dining Area:
With bowl and half stainless steel sink unit, high and low level built in units with tiling between and under unit lighting, integrated oven and hob with extractor fan above, integrated fridge freezer, integrated dishwasher, plumbed for automatic washing machine, recessed light, cornicing, tiled floor, pedestrian door leading to rear garden. 23’4 x 10’5

Dining Area:
With PVC French doors leading to rear garden, solid wood flooring, cornicing, eye ball spot lights.

Bedroom 2:

11'6 x 8'6



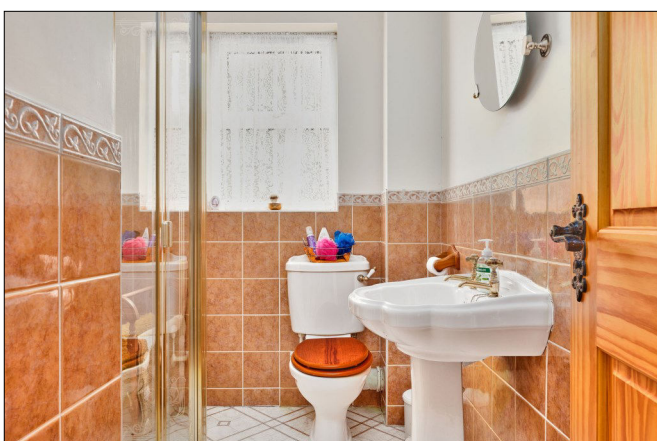
Bedroom 3:

10'6 x 8'1



Shower Room:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, half tiled walls, recessed light, extractor fan.



EXTERIOR FEATURES:

Garden to rear is fully enclosed with large paved patio area and screened area. Lights to front and rear.

**SPECIAL FEATURES:**

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Burglar Alarm
- ** Excellent Condition Throughout

TENURE:

Leasehold with ground rent of £50.00 per annum.

CAPITAL VALUE:

£115,000 (Rates: £1070.08 per annum)

MANAGEMENT COMPANY:

Please note that all purchasers will become a member of the Management Company formed to maintain communal areas. Current service charge is £1,000.00 per annum (Nov 2023 to April 2024)