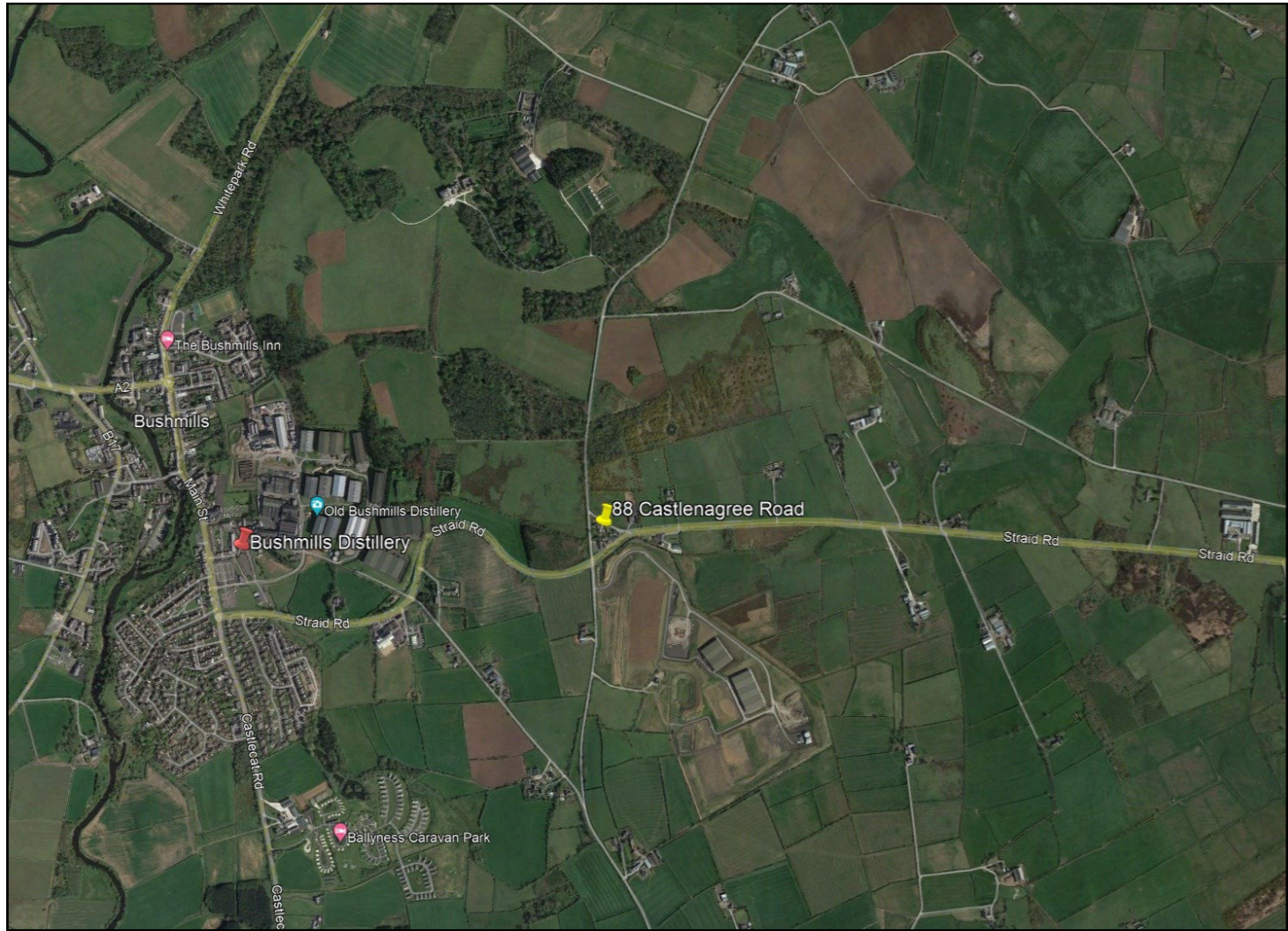




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

**ARMSTRONG GORDON**



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	48 E	
21-38	F		
1-20	G		

**BUSHMILLS**

88 Castlenagree Road  
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 Offers Over £189,500

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This is a delightful detached four bedroom family bungalow extending to circa 1162 sq ft. Internally the emphasis is on bright and spacious family accommodation with views across the surrounding countryside. The site is in a rural setting and generously proportioned. 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. This is a most attractive home in a beautiful location and we therefore encourage your earliest internal appraisal to avoid disappointment.

As you go through Main Street in the village of Bushmills, take your first left after the Old Bushmills Distillery onto the Straid Road. Take your first left onto the Castlenagree Road and No 88 will be located on your right hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Porch:**

With laminate wood floor.

**Entrance Hall:**

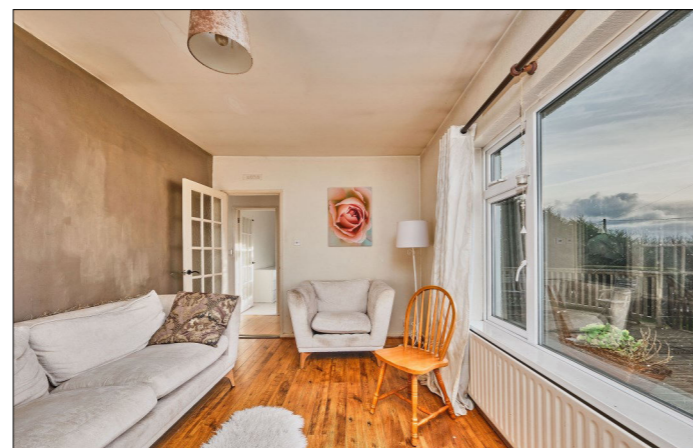
3'11 wide with cloaks cupboard with hot press, coving and laminate wood floor.

**Separate W.C.:**

With tiled floor.

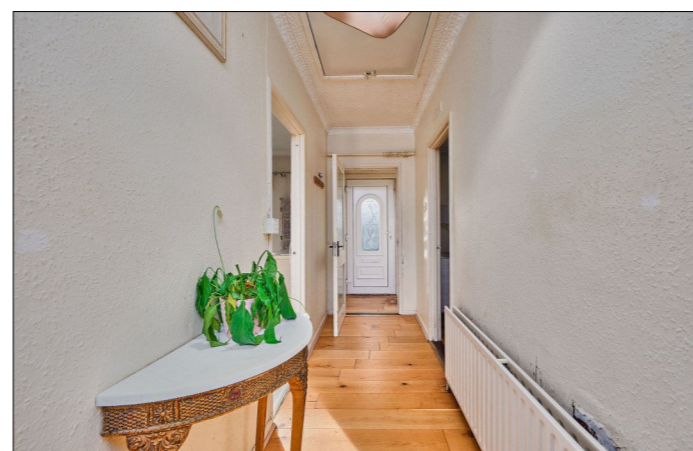
**Lounge:**

With multi fuel burning stove with slate hearth and wood mantle and laminate wood floor. 14'6 x 9'7



**Dining Room:**

With tiled surround fireplace with tiled hearth, shelving coving and laminate wood floor. 14'6 x 11'0



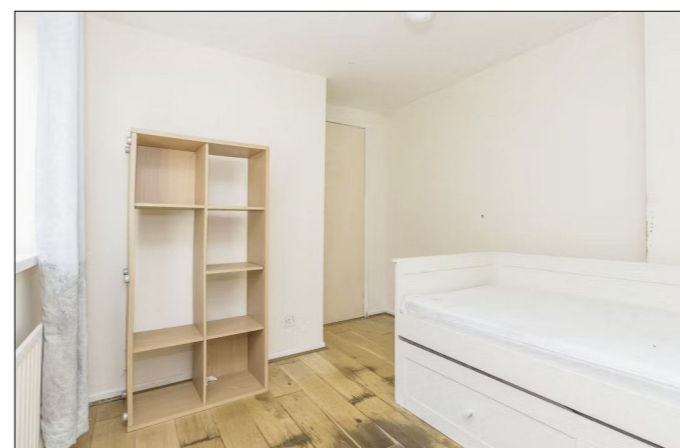
**Kitchen:**

With Belfast sink unit set in solid wood worktops, high and low level built in units with tiling between with under unit lighting, integrated 'Beko' eye level stainless steel oven, hob with stainless steel extractor fan above, integrated dishwasher, plumbed for automatic washing machine, space for fridge freezer, solid wood corner breakfast bar, glass display cabinet, plate rack, saucepan drawers, larder cupboard, coving, glass panel door and tiled floor. 14'6 x 8'5



**Bedroom 3:**

With double part mirrored slide robes, coving and laminate wood floor. 14'6 x 7'1



**Bedroom 4:**

With laminate wood floor. 11'6 x 9'5

**Bathroom:**

With white suite comprising w.c., wash hand basin, P shaped bath with electric shower, fully tiled walls, extractor fan and tiled floor.  
6'10 x 6'0

**Separate W.C.:**

With wash hand basin and coving.

**Bedroom 1:**

With double mirrored slide robes and laminate wood floor. 12'6 x 11'9

**Bedroom 2:**

With laminate wood floor. 10'9 x 9'4

**Rear Porch:**

With access to rear. 5'5 x 5'2

**EXTERIOR FEATURES:**

Garden to rear is fully paved with access to utility area 8'2 x 5'11 with stainless steel sink unit, low level units, light, power points and w.c. Access to storage room 12'9 x 5'11 with light and power points. Small River running down St.Columbs Rill that feeds Bushmills Distillery. Vegetable garden strip with polytunnel site to rear. Concrete driveway with parking for multiple cars leading to double garage 23'6 x 20'11 with roller doors with strip lighting and power points. Large garden to front is laid in lawn with established shrubbery, plants, trees and hedging. Elevated decked area to front with decked path. Concrete path surrounding property. Garden to side is screened with concrete path leading to rear garden. Boiler and tap to side. Light to front and rear.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Double Garage
- \*\* Mature Site With Views Surrounding Countryside
- \*\* Garage Possibly Suitable For Conversion To Separate Unit
- \*\* 1150 Square Foot & Double Garage
- \*\* Pleasant Countryside Location However Minutes From Bushmills Town

**TENURE:**

Freehold

**CAPITAL VALUE:**

£165,000 (Rates: £1535.33 p/a approx.)





