



FOR SALE - 7 Heron Shaw, Bushmills  
**£125,000**

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**nre**  
northern real estate  
we value property





# Accommodation:

## Ground Floor:

**Entrance Hall:** 1.04m x 5.04m

Tiled flooring, painted walls, lighting.

**Living Room:** 3.32m x 3.46m

Laminate flooring, painted walls, Electric 'Blyss' wall mounted fire, lighting, TV & Phone point.

**Dining Room:** 3.33m x 3.84m

Laminate flooring, painted walls, feature wall papered with wooden fire surround, tiled hearth and cast iron inset.

**Kitchen:** 3.03m x 3.84m

Tiled flooring, painted walls, lighting, eye & low level units with tiling in between, stainless steel sink with chrome mixer tap, uPVC rear door leading to back garden.

**Store / Cloakroom:** 0.92m x 0.66m

**Shower Room:** 1.50m x 1.89m

Tiled flooring, painted walls, white two piece suite including w/c, sink, walk in fully tiled mains shower with glass screen.

## First Floor:

**Bedroom 1:** 3.32m x 3.49m

Laminate flooring, painted walls, lighting and built in wardrobe

**Bedroom 2:** 3.83m x 2.94m

Laminate flooring, painted walls, lighting and built in wardrobe

**Bedroom 3:** 3.19m x 3.46m

Carpet flooring, painted walls, feature papered wall, lighting and built in wardrobe

**Bathroom:** 1.52m x 3.10m

Vinyl flooring, painted walls, white suite to include w/c, sink & bath.

**Hotpress:** 0.60m x 0.89m



## External:

Property is approached via a private paved and concrete front yard .

The rear of the property is again laid in concrete with access to outhouses.

Heating is via Gas

Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2024: £759.81

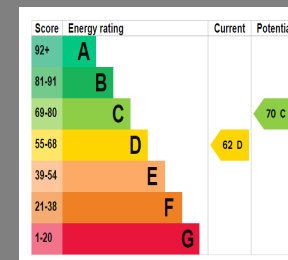
Tenure:

Assumed to be freehold

## Description:

- 3 Bedroom Semi Detached with Garage.
- Located in the highly sought after town of Bushmills which is in the heart of the world renowned Causeway Coast.
- The property comprises of a separate kitchen, dining & living room with shower room to the ground floor, 3 no bedrooms and main bathroom to the first floor.
- The property is in need of some modernisation, ideally suited to first time buyers or investors.
- Viewing comes highly recommended by the selling agent.

## EPC:



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