



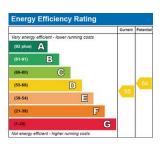
# **4 BUSHFOOT ROAD, PORTBALLINTRAE**











OFFERS OVER £295,000

# **4 BUSHFOOT ROAD, PORTBALLINTRAE**

Situated in the heart of Portballintrae, this deceptive detached bungalow is located in an enviable position just moments away from the renowned Bushfoot Golf Club and the picturesque Runkerry Strand. The charming residence, offers three bedrooms and is positioned on a superb site set back from the road, the property features a detached garage and a generously sized enclosed garden to the rear. Experience seaside living at its best, with all the allure and convenience this popular seaside village has to offer.

# FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames.
- Fully enclosed garden and patio areas to the rear.
- Tarmac driveway with plenty of parking.
- Detached single garage.

#### ADDITIONAL INFORMATION

**TENURE:** Leasehold

ANNUAL RATES: £1,349.23

# SCAN THE QR CODE BELOW FOR FULL DETAILS



### **VIEWING & FURTHER QUERIES**

Philip Tweedie & Company (Portstewart Office) 81 The Promenade Portstewart BT55 7AF

T: 028 7083 5444 E: portstewart@philiptweedie.com W: www.philiptweedie.com

#### **ENTRANCE PORCH**

#### HALLWAY

Laminate wood flooring.

# **KITCHEN**

3.64 m x 3.13 m (11'11" x 10'3")

Range of high & low level units; laminate work surfaces; stainless steel sink; plumbed for dish washer; island/breakfast bar; space for fridge freezer; space for cooker with extractor over; vinyl flooring; oil boiler.

#### **DINING AREA**

2.41 m x 2.12 m (7'11" x 6'11") Open to the Kitchen; vinyl flooring; sliding patio door to the rear.

#### LOUNGE

3.63 m x 4.43 m (11'11" x 14'6") Laminate wood flooring; recess for fireplace (chimney capped).

#### BEDROOM 1

 $3.04 \text{ m} \times 3.02 \text{ m} (10'0'' \times 9'11'')$ Double bedroom to the rear; laminate wood flooring.

# BEDROOM 2

 $3.64 \text{ m} \times 3.23 \text{ m} (11'11'' \times 10'7'')$ Double bedroom to the side; laminate wood flooring.

# **BEDROOM 3**

 $2.60 \text{ m} \times 3.34 \text{ m} (8'6" \times 10'11")$ Double bedroom to the front; laminate wood flooring.

# BATHROOM

2.10 m x 1.95 m (6'11" x 6'5") Bath with shower over; toilet; wash hand basin; tiled floor; tiled walls.

#### SEPARATE WC

0.82 m x 1.95 m (2'8" x 6'5") Toilet; wash hand basin; vinyl flooring.

# FIRST FLOOR

ATTIC ROOM  $4.07 \text{ m} \times 6.29 \text{ m} (13'4'' \times 20'8'')$ Large open plan attic room; laminate wood flooring; eaves storage; Velux windows to the front and rear.

#### SHOWER ROOM

1.50 m x 2.04 m (4'11" x 6'8") Shower cubicle; toilet; wash hand basin; vinyl flooring.

#### EXTERIOR

# DETACHED GARAGE

Electric roller door; side door; concrete flooring; plumbed for washing machine; power & light.

# **OUTSIDE FEATURES**

- Tarmac driveway and parking area to the front and side.
- Garden in lawn to the front.
- Large, fully enclosed garden in lawn plus patio areas to the rear.
- Vegetable garden with range of planters, greenhouse and sheds.
- Outside light and tap.







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