



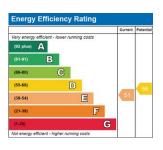
# **14 BUSHFOOT ROAD, BUSHMILLS**











OFFERS OVER £295,000

# **14 BUSHFOOT ROAD, BUSHMILLS**

This detached bungalow is located in the heart of Portballintrae and enjoys an enviable position beside Bushfoot Golf Club and only a few minutes from Portballintrae Harbour, Runkerry Strand and the neighbouring town of Bushmills. This charming property comprises of 3 bedrooms with 2 reception rooms and is situated on a spacious site with a large garden to the front and rear.

# FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames.
- Large enclosed garden with patio area to the rear.
- Concrete driveway with excellent parking.
- Attached garage to the side.

# **ADDITIONAL INFORMATION**

**TENURE:** Leasehold

ANNUAL RATES: £1,519.62

GROUND RENT: £7.65

# SCAN THE QR CODE BELOW FOR FULL DETAILS



#### **VIEWING & FURTHER QUERIES**

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#### ACCOMMODATION

# **ENTRANCE PORCH** 6.67 m x 1.67 m (21'11" x 5'6") Tiled flooring.

HALLWAY 1.56 m x 8.00 m (5'1" x 26'3") Attractive featured terrazzo flooring; shelved hot press.

#### LOUNGE

# 5.01 m x 4.25 m (16'5" x 13'11")

Spacious lounge with bay window to the front; picture rail; architectural oak flooring; ornate fireplace with cast iron insert and slate hearth.

# **KITCHEN**

# 4.10 m x 2.60 m (13'5" x 8'6")

Range of fitted units; laminate work surfaces; ceramic sink; space for cooker with extractor unit over; plumed for a dishwasher; space for fridge freezer; double glass panelled doors to dining room; tiled flooring; door to the side.

#### DINING ROOM

3.93 m x 3.64 m (12'11" x 11'11") Original oak flooring; glass panelled doors to the kitchen and hallway.

#### **BEDROOM 1**

 $3.64 \text{ m} \times 3.10 \text{ m} (11'11'' \times 10'2'')$ Double bedroom to the rear; fitted bedroom furniture.

#### **BEDROOM 2**

 $3.65 \text{ m} \times 2.72 \text{ m} (12'0" \times 8'11")$ Double bedroom to the rear; engineered wood flooring; built in storage.

#### **BEDROOM 3**

2.43 m x 3.47 m (8'0" x 11'5") Further bedroom to the front.

#### BATHROOM

 $2.58 \text{ m} \times 2.54 \text{ m} (8'6'' \times 8'4'')$ Tiled shower cubicle; panel bath; toilet; wash hand basin; chrome towel radiator; tiled flooring; part tiled walls; spot lighting; access to roof space.

# EXTERIOR

# GARAGE

8.00 m x 3.27 m (26'3" x 10'9") Barn style door; plumbed for washing machine; insulated ceiling; door to the garden; concrete floor; power & light.

#### GREENHOUSE

5.70 m x 1.49 m (18'8" x 4'11")

# **OUTSIDE FEATURES**

- Concrete driveway to the side.
- Garden in lawn to the front.
- Large, fully enclosed garden to the rear with range of mature landscaped areas.
- Paved patio area to the rear.
- Timber sun room.
- Outside light & tap.









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