



14 BUSHFOOT ROAD, BUSHMILLS



X 3



X 2



X 1

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E | 51      | 58        |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |

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

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

T: 028 7083 5444

E: portstewart@philiptweedie.com

W: www.philiptweedie.com

## 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 m x 3.10 m (11'11" x 10'2")

Double bedroom to the rear; fitted bedroom furniture.

### BEDROOM 2

3.65 m x 2.72 m (12'0" x 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 m x 2.54 m (8'6" x 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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