



2 AIRD CLACHAN, BUSHMILLS



X 3



X 1



X 2

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		
(21-38)	F	31	32
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £235,000

# 2 AIRD CLACHAN, BUSHMILLS

This charming property, located in the Aird Clachan development by Patton Homes, is part of the original farmhouse on the site, dating back to circa 1870. Carefully restored, the property blends traditional character with modern conveniences and is situated in an idyllic setting overlooking the countryside towards Portballintrae, Portrush and the headlands of Donegal. Just a short walk from the famous Giant's Causeway and with the numerous attractions of the North Antrim coast nearby, this property presents an excellent opportunity as a character filled holiday home perfect for exploring the area.

## FEATURES

- Newly fitted contemporary bathroom and ensuite.
- Plantation shutters throughout.
- Gas central heating system.
- Double glazing in uPVC frames.
- Garden in lawn to the front and side.
- Allocated car parking spaces for 2 cars.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,715.70

ANNUAL SERVICE CHARGE: £1,150

SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ACCOMMODATION

### ENTRANCE PORCH

1.63 m x 2.40 m (5'4" x 7'10")

Wood flooring; seating area.

### HALLWAY

Wood flooring; under stair store cupboard.

### DOWNSTAIRS WC

2.54 m x 0.92 m (8'4" x 3'0")

Toilet; wash hand basin; wood flooring.

### DINING KITCHEN

3.14 m x 5.43 m (10'4" x 17'10")

Range of fitted units; laminate work surfaces; recessed sink with instant hot water tap; space for range style cooker with extractor unit over; integrated undercounter fridge and dishwasher; wood flooring; part tiled walls; patio doors to the rear.

### BEDROOM 1

3.06 m x 4.46 m (10'0" x 14'8")

Double bedroom to the front.

### ENSUITE

0.99 m x 3.22 m (3'3" x 10'7")

Tiled shower cubicle with electric shower; toilet; wash hand basin; matt black towel radiator; tiled floor; part tiled walls; extractor fan.

## FIRST FLOOR

### LANDING

### LOUNGE

4.39 m x 4.44 m (14'5" x 14'7")

Wood flooring; coastal views.

### BEDROOM 2

2.96 m x 3.24 m (9'9" x 10'8")

Double bedroom to the rear.

### BEDROOM 3

2.89 m x 2.08 m (9'6" x 6'10")

Single bedroom to the rear.

### BATHROOM

2.14 m x 2.08 m (7'0" x 6'10")

Panel bath with rainfall shower fitting over; vanity unit with wash hand basin; toilet; chrome towel radiator; part tiled walls; tiled floor; shelved hot press; extractor fan.

## EXTERIOR

### EXTERNAL STORE

1.88 m x 1.63 m (6'2" x 5'4")

Plumbed for washing machine; gas boiler; power & light.

### OUTSIDE FEATURES

- Enclosed garden to the front and side.
- Gravel area to the rear with stone wall raised planters.
- Outside light and tap.
- Allocated car parking to the front (2 spaces).



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