



34 BUSHFOOT AVENUE, PORTBALLINTRAE



X 3



X 1



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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	57	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £235,000

34 BUSHFOOT AVENUE, PORTBALLINRAE

This charming detached bungalow is ideally situated in a quiet residential area off Bushfoot Road, offering convenient access to the numerous attractions in the popular seaside village of Portballinrae. The three bedroom property boasts excellent accommodation, featuring a spacious lounge with a wood burning stove and a dining kitchen leading to the rear garden. Additionally, it benefits from a private west facing garden with a patio area to the rear.

FEATURES

- Oil fired central heating.
- Double glazing in hardwood frames.
- Fully enclosed garden with patio area to the rear.
- Tarmac driveway leading to a detached garage.
- Convenient location within the village.

ADDITIONAL INFORMATION

ANNUAL RATES: £1,372.56

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Cloakroom; shelved hot press; access to roof space.

LOUNGE

4.09 m x 5.12 m (13'5" x 16'10")

Bow bay window to the front; wood burning stove with tiled hearth and wood mantle; glass panel door leading to the kitchen.

DINING KITCHEN

4.54 m x 3.29 m (14'11" x 10'10")

Range of fitted units; laminate work surfaces; stainless steel sink unit; space for cooker with extractor fan over; plumbed for washing machine; space for under counter fridge; larger cupboard; laminate floor; door to the rear garden.

BEDROOM 1

3.58 m x 3.25 m (11'9" x 10'8")

Double bedroom to the rear.

BEDROOM 2

2.98 m x 2.83 m (9'9" x 9'3")

Double bedroom to the front.

BEDROOM 3

3.58 m x 2.59 m (11'9" x 8'6")

Double bedroom to the rear; laminate floor; whilst accessed from the hallway this room also has a door leading to the kitchen.

BATHROOM

1.97 m x 1.68 m (6'6" x 5'6")

Panel bath with electric shower over; toilet; wash hand basin; part tiled walls.

EXTERIOR

GARAGE

5.50 m x 3.67 m (18'1" x 12'0")

Up & over door; Grant boiler; concrete floor; power & light; door to the side.

OUTSIDE FEATURES

- Tarmac driveway & parking area.
- Fully enclosed garden with patio area to the rear.
- Garden to the front.
- Outside light & tap.



Regulated
by RICS



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