ARMSTRONG GORDON

The Property Ombudsman
SALES

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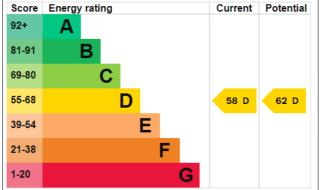& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	62 D
39-54	E		
21-38	F		
1-20	G		

BUSHMILLS

38 Bush Crescent

BT57 8AJ

Offers Over £209,500

028 7083 2000
www.armstronggordon.com

A delightful three bedroom detached bungalow located in a well established residential area of Bushmills. Offering bright and well laid out accommodation throughout and sunroom off the kitchen, the property offers a fine interior including recently renovated kitchen. In good condition throughout, the property is located on the edge of Bushmills and nearby is the village itself with a host of local amenities and tourist attractions including the Old Bushmills Distillery. Possibly suited as a holiday home, the property should appeal to a wide spectrum of potential buyers.

Coming through the village of Bushmills on Main Street you will pass the Distillery which will be on your left hand side. Main Street will follow on to the Castlecatt Road. Take your fourth right after the distillery into Bush Gardens. Take your third right into Bush Crescent and No. 38 will be located on your left hand side on the corner.

ACCOMMODATION COMPRISES:

Entrance Hall:

4'1 wide with wiring for wall lights, cloaks cupboard, hot press and solid wood floor.

Lounge:

With pine surround fireplace with slate inset and hearth, wiring for wall lights and solid wood floor. 16'4 x 11'4

Kitchen/Dining Area: 19'1 x 14'7

With single drainer sink unit, high and low level built in units with tiling between, integrated fridge freezer, induction hob, oven and extractor fan above, integrated dishwasher, recess for microwave, recessed lighting in pelmets, recessed lighting, solid wood floor and pedestrian door leading to rear garden.

Bedroom 1:

11'1 x 10'7

Bedroom 2:

13'7 x 9'7

Bedroom 3:

With access to roof space. 9'3 average x 7'8

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, extractor fan and solid wood floor.

Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, telephone hand shower over bath, part tiled walls, shaver point, extractor fan and solid wood floor.

EXTERIOR FEATURES:

Tarmac driveway with generous. Garden to front is laid in lawn with paved path surrounding property. Lean to utility area with plumbing for automatic washing machine, space for tumble dryer, light and power points and solid wood floor. Garden to rear is laid in lawn and fenced in with paved patio area. Light to front and rear. Boiler to side. Tap to rear.

SPECIAL FEATURES:

** Oil Fired Central Heating

** Hardwood Double Glazed Windows

** Quiet Cul De Sac Location

** Recently Renovated Including New Kitchen

TENURE:

TBC

NAV:

£2,150.00 (Rates: £1258.79 p/a approx.)