



20 HERON SHAW, BUSHMILLS



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	64	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £129,950

# 20 HERON SHAW, BUSHMILLS

This delightful home features three well appointed bedrooms and has been thoughtfully updated by the current owner, including a modern shower room, new interior doors and stylish flooring throughout. The property benefits from a detached garage and a private enclosed patio garden at the rear, backing onto the River Bush. Conveniently located close to the town's amenities and attractions, this home combines comfort and convenience in an excellent location.

## FEATURES

- Mains gas central heating.
- Double glazed windows in uPVC frames.
- Detached garage.
- Private enclosed patio garden to the rear.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £637.26

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Laminate wood flooring; cloaks cupboard.

## KITCHEN

2.57 m x 3.24 m (8'5" x 10'8")

Range of high & low level fitted units; laminate work surfaces; stainless steel sink unit; space for cooker with extractor unit over; space for fridge freezer; plumbed for washing machine; vinyl flooring; door to the rear.

## LOUNGE

5.23 m x 3.42 m (17'2" x 11'3")

Stone fireplace with electric fire.

## FIRST FLOOR

### LANDING

Access to roof space.

### BEDROOM 1

2.58 m x 3.63 m (8'6" x 11'11")

Double bedroom to the rear; full wall fitted wardrobes.

### BEDROOM 2

2.57 m x 3.12 m (8'5" x 10'3")

Double bedroom to the front.

### BEDROOM 3

2.60 m x 2.48 m (8'6" x 8'2")

Single bedroom to the rear.

## SHOWER ROOM

1.44 m x 2.04 m (4'9" x 6'8")

Panelled shower cubicle; toilet; vanity unit with wash hand basin; chrome towel radiator; vinyl flooring.

## EXTERIOR

### GARAGE

6.88 m x 2.92 m (22'7" x 9'7")

Concrete floor; power & light.

## OUTSIDE FEATURES

- Enclosed tarmac patio area to the front.
- Concrete patio garden to the rear.
- Outside lights & tap.



Regulated  
by RICS



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