

**For Sale**

96 Ballyclogh Road, Bushmills, County Antrim, BT57 8XA

Offers Over **£399,950**



**Property Overview**

- Detached chalet bungalow
- 5 Bedrooms, 3 Reception Rooms (open plan)
- Stunning countryside view surrounding the property
- Only a few miles to Bushmills and Portballintrae
- uPVC double glazed windows
- Oil fired heating
- Concrete laneway leading to ample parking to the front and side of the property
- Excellent order throughout
- EPC Rating - F38



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**ENTRANCE HALL:**

With uPVC glass panelled front door with glass side panels, telephone point, tiled floor, gallery style landing, cloaks, staircase with glass panels, dual aspect gas fire.



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**OPEN PLAN LOUNGE / DINING ROOM / SNUG:**

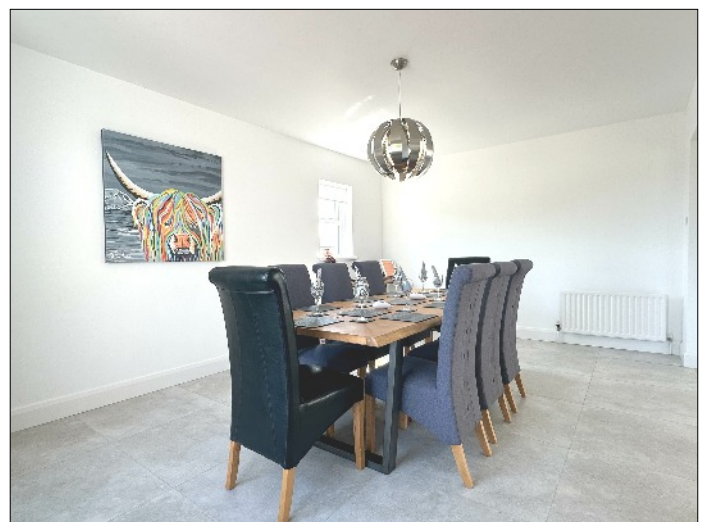


**LOUNGE:**

24' 5" x 12' 9" (7.44m x 3.89m) (MAX) with dual aspect gas fire, dimmer switch control, recessed lighting, tiled floor, television point.

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**OPEN PLAN LOUNGE / DINING ROOM / SNUG:**



**DINING ROOM:**

17' 9" x 11' 9" (5.40m x 3.59m) With tiled floor, television point.



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**KITCHEN / DINING AREA:**

12' 9" x 11' 5" (3.89m x 3.49m) (MAX) with eye and low level units, 1 ½ bowl stainless steel sink unit, pelmet, larder unit, integrated Beko dishwasher, integrated Gorenje fridge, island unit with low level units, cutlery drawers, Hoover oven and touch screen hob, circular stainless steel extractor fan, breakfast bar, recessed lighting, tiled floor.

**UTILITY ROOM:**

12' 2" x 9' 8" (3.71m x 2.94m) (MAX) with eye and low level units, tiled between units, 1 ½ bowl stainless steel sink unit, space for fridge / freezer, plumbed for washing machine, space for a tumble dryer, tiled floor, strip lighting, uPVC glass panelled rear door, oil boiler. Larder: with shelving, lights and power, tiled floor.

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**SNUG:**

14' 10" x 11' 5" (4.52m x 3.49m) (MAX) with door to hall, dimmer switch control, recessed lighting, tiled floor, television point, patio doors leading to rear.



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**BEDROOM 1:**  
13' 9" x 12' 0" (4.20m x 3.66m) With telephone point, television point.

**EN-SUITE:**  
Comprising wash hand basin, w.c., tiled shower cubicle with mains shower fitting, tiled floor, shaver point, extractor fan.



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**BEDROOM 2:**

12' 1" x 11' 6" (3.68m x 3.51m) (MAX) with pine built-in 3 double wardrobes with 1 shelved unit.

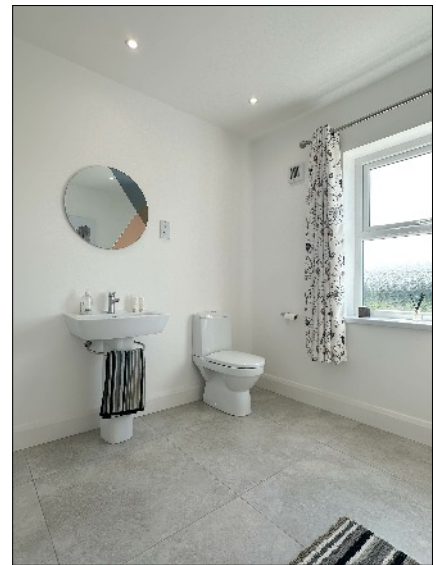


**BEDROOM 3:**

12' 0" x 10' 8" (3.66m x 3.26m) With telephone point. Currently used as a study.



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**BATHROOM:**

Comprising W.C. and wash hand basin, half tiled walls, panel bathtub with tiled splashback, PVC panelled shower cubicle with Redring shower system, extractor fan.



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**FIRST FLOOR**

**LANDING:**

With recessed lighting. Storage Cupboard with light. Walk-in linen cupboard with shelving and lights.



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**BEDROOM 1:**

21' 5" x 12' 3" (6.53m x 3.74m) (MAX) with recessed lighting, Velux window, telephone point, built-in wardrobe with light, with access to eaves.

**EN-SUITE:**

Comprising tiled shower cubicle with mains shower fitting, w.c., wash hand basin, tiled floor, shaver point, recessed lighting, extractor fan, recess shelving, Velux window.



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## **BEDROOM 1:**

22' 5" x 11' 8" (6.83m x 3.55m) (MAX) with television point, built-in wardrobe, Velux window.

## **EN-SUITE:**

Comprising tiled shower cubicle with Mira Sport electric shower fitting, fully tiled walls, tiled floor, shaver point, extractor fan, Velux window, w.c., wash hand basin.



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**EXTERIOR FEATURES:**

Garden laid in lawn to the front enclosed by hedging. Outside lights to front and rear. Water tap to rear. Extensive patio. Concrete area to the rear and additional area to the sides. Garden laid in lawn to the rear enclosed by hedging. Walls to sides.

**DETACHED GARAGE:**

18' 1" x 14' 1" (5.50m x 4.30m) With roller door and uPVC pedestrian door, power and strip lighting, storage above. Concrete path to the rear of the garage suitable for bin storage. Pedestrian gate to the side of the garage giving access to PVC oil tank.



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## FLOOR PLANS



**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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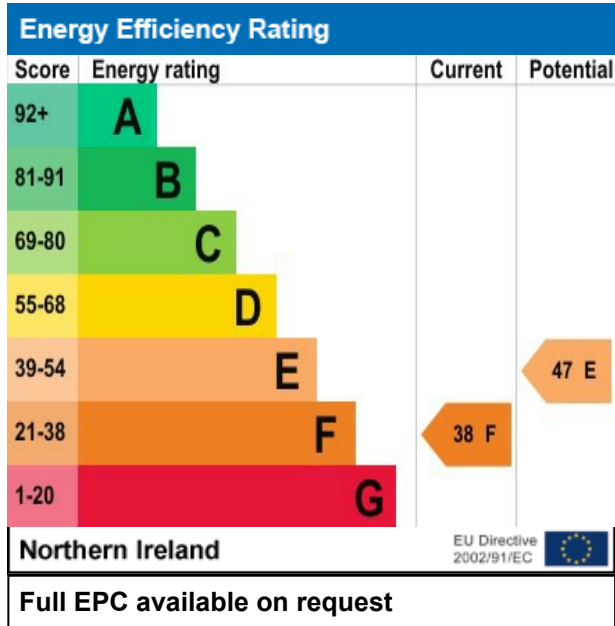
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OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

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OUR OFFICE LOCATION



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