



**35 BALLYCLOGH ROAD, BUSHMILLS**



X 3



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		58
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	17	
Not energy efficient - higher running costs			

**OFFERS OVER £225,000**

# 35 BALLYCLOGH ROAD, BUSHMILLS

Situated on the outskirts of Bushmills, this beautifully presented 3 bedroom bungalow boasts stunning countryside views and a tranquil rural setting. Recently modernised, the property includes a new roof, bathroom, elegant internal glass doors and fresh décor throughout. Ideally situated near Bushmills, the Giant's Causeway and the North Coast, this home is perfect for families or as a holiday retreat.

## FEATURES

- Oil fired central heating system.
- New uPVC double glazing to the front and side elevations.
- Apeer 'Silka' front door.
- Garden in lawn to the rear with stunning countryside views.
- Tarmac driveway and parking area to the front.
- Integral garage.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,323.54

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Featured tiled floor; contemporary vertical radiators; shelved hot press; spot lighting; access to the roof space.

## DINING KITCHEN

4.37 m x 3.55 m (14'4" x 11'8")

Range of fitted units; laminate work surfaces; stainless steel sink; space for cooker; space for undercounter fridge; spot lighting; vinyl floor.

## LOUNGE

4.18 m x 4.15 m (13'9" x 13'7")

Bright & spacious lounge to the front; new top of the range multi fuel stove set on a stunning single piece limestone hearth; contemporary radiators; spot lighting.

## BEDROOM 1

3.88 m x 2.99 m (12'9" x 9'10")

Double bedroom to the rear; space for fitted furniture.

## BEDROOM 2

2.88 m x 3.25 m (9'5" x 10'8")

Double bedroom to the rear; built in storage cupboard.

## BEDROOM 3

2.86 m x 3.15 m (9'5" x 10'4")

Double bedroom to the rear; door to the rear; spot lighting.

## BATHROOM

1.90 m x 2.66 m (6'3" x 8'9")

Modern bath with shower wand; toilet; vanity unit with wash hand basin; back light mirror; chrome towel radiator; featured tiled floor; fully tiled walls; extractor fan.

## EXTERIOR

### INTEGRAL GARAGE

5.42 m x 3.29 m (17'9" x 10'10")

Plumbed for washing machine; oil boiler; roller door; concrete floor; power & light.

### OIUTSIDE FEATURES

- Tarmac driveway with parking area to the front.
- Stunning countryside views to the rear.
- Newly planted Laurel hedging.
- Paved borders.
- External light & tap.



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