



36 CARRAGH ROAD, BUSHMILLS



X 5



X 3



X 3

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	70

OFFERS AROUND £475,000

36 CARRAGH ROAD, BUSHMILLS

Set within an idyllic rural setting, this country residence enjoys the privacy of a 1-acre site. Extending to over 2,500 Sq Ft, the property offers 5 generously sized bedrooms with exceptional living spaces, including a large open-plan family kitchen, a cosy lounge plus a bright sunroom. Ideally located just 5 miles from Portrush and 6 miles from Coleraine, this stunning home perfectly balances tranquillity with convenience.

FEATURES

- Oil fired central heating system.
- Woodgrain uPVC double glazing.
- Tarmac driveway and parking for several cars.
- Detached double garage.
- Gardens in lawn to the front and side (c.1 acre).
- Recently installed sewage treatment plant.

ADDITIONAL INFORMATION

TENURE: Freehold
ANNUAL RATES: £2,549.04

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

Tiled floor.

ENTRANCE HALL

2.79 m x 4.29 m (9'2" x 14'1")

Open staircase; feature slate tiled wall; tiled floor.

DINING KITCHEN

7.06 m x 2.97 m (23'2" x 9'9")

Range of fitted units; solid wood work surfaces; sink and drainer; fitted oven & grill; integrated fridge & dishwasher; island unit with breakfast bar; 5 ring gas hob with extractor unit over; spot lighting; tiled floor.

LIVING AREA

4.19 m x 4.37 m (13'9" x 14'4")

Open to kitchen; glass panelled doors leading to the sun room; tiled floor.

SUN ROOM

3.66 m x 5.38 m (12'0" x 17'8")

Tiled floor; spot lighting; doors leading to patio area.

LOUNGE

4.17 m x 5.41 m (13'8" x 17'9")

Multifuel stove set in an inglenook fireplace with slate tiled hearth & wooden mantle; vinyl floor; open to kitchenette.

REAR HALL

Tiled floor; cloaks cupboard; door to the rear.

KITCHENETTE / UTILITY ROOM

2.59 m x 1.88 m (8'6" x 6'2")

Range of fitted units; laminate work surfaces; ceramic sink unit; fitted microwave; electric oven; gas hob with extractor unit over; space for under counter fridge; tiled floor.

BEDROOM 5

3.58 m x 2.97 m (11'9" x 9'9")

Double bedroom to the rear; laminate wood flooring.

BATHROOM

2.15 m x 1.97 m (7'1" x 6'6")

Large wet room style shower; low flush WC; pedestal wash hand basin; towel radiator; tiled floor; part tiled walls; plumbed as wet room; spot lighting; extractor fan.

FIRST FLOOR

LANDING

Gallery landing; shelved hot press; access to the roof space.

BEDROOM 1

3.56 m x 5.38 m (11'8" x 17'8")

Double bedroom to the side; feature windows.

ENSUITE

1.96 m x 2.64 m (6'5" x 8'8")

Walk in shower cubicle; low flush WC; pedestal wash hand basin; towel radiator; tiled floor; tiled walls; spot lighting; extractor fan.

DRESSING ROOM

2.11 m x 1.78 m (6'11" x 5'10")

BEDROOM 2

4.17 m x 3.28 m (13'8" x 10'9")

Double bedroom to the front.

BEDROOM 3

4.17 m x 4.01 m (13'8" x 13'2")

Double bedroom to the front.

BEDROOM 4

4.17 m x 3.28 m (13'8" x 10'9")

Double bedroom to the rear.

BATHROOM

2.77 m x 2.69 m (9'1" x 8'10")

Deep filled tiled bath; tiled shower cubicle; low flush WC; pedestal wash hand basin; towel radiator; tiled floor; part tiled walls; spot lighting.

EXTERIOR

DOUBLE GARAGE

7.95 m x 6.27 m (26'1" x 20'7")

Twin roller doors; concrete floor; condenser boiler; plumbed for washing machine; power & light.

OUTSIDE FEATURES

- Tarmac driveway and parking areas.
- Large garden in lawn surrounding the property.
- Paved patio area to the rear.
- Outside lights & tap.
- External power points.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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