



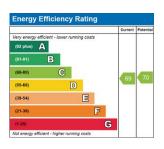
# **36 CARRAGH ROAD, BUSHMILLS**











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**

Philip Tweedie & Company (Portstewart Office) 81 The Promenade Portstewart BT55 7AF T: 028 7083 5444 E: portstewart@philiptweedie.com W: www.philiptweedie.com

#### **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

 $4.19 \text{ m} \times 4.37 \text{ m} (13'9'' \times 14'4'')$ 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

 $4.17 \text{ m} \times 5.41 \text{ m} (13'8'' \times 17'9'')$ 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**

 $3.58 \text{ m} \times 2.97 \text{ m} (11'9'' \times 9'9'')$ 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

 $1.96 \text{ m} \times 2.64 \text{ m} (6'5" \times 8'8")$ 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

 $2.77 \text{ m} \times 2.69 \text{ m} (9'1" \times 8'10")$ 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 ( $26'1'' \times 20'7''$ ) Twin roller doors; concrete floor; condenser boiler; plumbed for washing machine; power & light.

## OUTSIDE FEATURES

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





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