



8 THE CLOISTERS, BUSHMILLS



X 3



X 1



X 2

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>	65	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

OFFERS OVER £225,000

# 8 THE CLOISTERS, BUSHMILLS

This beautifully presented ground floor apartment offers spacious and stylish open-plan living, featuring three generously sized bedrooms. The property enjoys a prime position at the front of the development, offering lovely views over Bushmills. It also benefits from its own private entrance and off street car parking. Conveniently located just a short distance from the village, this apartment combines comfort and convenience in a highly sought after location.

## FEATURES

- Mains gas central heating.
- Double glazing in uPVC frames.
- Off street car parking.
- Well maintained communal grounds.
- Open aspect overlooking Bushmills.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £833.34

ANNUAL SERVICE CHARGE: £414

## 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 HALL

Tiled floor; shelved cloak cupboard.

## OPEN PLAN KITCHEN, LIVING & DINING

### LIVING AREA

4.13 m x 3.55 m (13'7" x 11'8")

Feature wall mounted gas fire; tiled floor; open to the dining area.

### DINING AREA

2.56 m x 2.40 m (8'5" x 7'10")

Tiled floor; door to the side; open to the kitchen & living area.

### KITCHEN AREA

2.56 m x 2.40 m (8'5" x 7'10")

Range of fitted units; laminate work surfaces; stainless steel sink; integrated fridge freezer & dishwasher; plumbed for washing machine; electric oven; gas hob with extractor unit over; gas boiler; tiled floor; part tiled walls; spot lighting.

### BEDROOM 1

3.02 m x 4.00 m (9'11" x 13'1")

Double bedroom to the front; wood effect flooring.

### ENSUITE

2.75 m x 0.88 m (9'0" x 2'11")

Tiled shower cubicle; toilet; wash hand basin; tiled floor; part tiled walls; extractor fan.

### BEDROOM 2

2.55 m x 3.58 m (8'4" x 11'9")

Double bedroom to the rear; wood effect flooring.

### BEDROOM 3

2.99 m x 3.19 m (9'10" x 10'6")

Double bedroom to the front; wood effect flooring.

### BATHROOM

2.55 m x 1.98 m (8'4" x 6'6")

Panel bath; tiled shower cubicle; toilet; wash hand basin; tiled floor; part tiled walls; extractor fan.

## EXTERIOR

### OUTSIDE FEATURES

- Private entrance and side door leading to communal grounds.
- Off street car parking.



Regulated  
by RICS



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