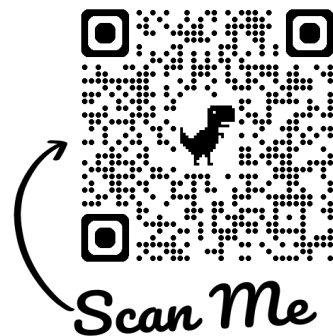


## For Sale

15 Dunluce Manor, Bushmills BT57 8WZ

Offers Over **£229,500**



### Property Overview

- End Terrace Townhouse
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC woodgrain double glazed windows
- uPVC guttering and downpipes
- Security alarm system
- Off street parking
- Enclosed rear garden
- Convenient to the village and local amenities
- EPC Rating - D60

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**Entrance Hall:**

With tiled floor, wood and glass panel front door, telephone point.

**Lounge:** 4.9m x 3.8m (16' 1" x 12' 6") (max) with wood surround fireplace, cast iron inset and tiled hearth, wooden flooring, television point.



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**Kitchen/Dining Area:**

4.2m x 3.4m (13' 9" x 11' 2") with eye and low units, tiled between, one and a half bowl stainless steel sink unit, integrated fridge/freezer, integrated oven and hob, stainless steel extractor fan, tiled floor.



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**Utility Room:**

3.3m x 1.6m (10' 10" x 5' 3") with low level units, single bowl stainless steel sink unit, plumbed for washing machine, space for tumble dryer, oil boiler, tiled floor, wood and glass panel door to rear garden.

**Cloakroom:**

Comprising w.c., wash hand basin with tiled splashback, extractor fan, tiled floor.



**First Floor**

**Landing:**

With shelved storage cupboard, wooden flooring, access to roof space.

**Bedroom (1):**

3.7m x 3.6m (12' 2" x 11' 10") (max) with wooden flooring.

**En-suite:**

Comprising tiled shower cubicle with electric shower fitting, w.c., wash hand basin with tiled splashback, wooden flooring, extractor fan, recess lighting.

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**Bedroom (2):**

3.7m x 3.6m (12' 2" x 11' 10") (max) with wooden flooring.



**Bedroom (3):**

2.7m x 2.6m (8' 10" x 8' 6") (max) with wooden flooring, built-in storage.



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**Bathroom:**

Comprising panel bath, w.c., wash hand basin, wooden flooring, extractor fan, recess lighting, half tiled walls, tiled shower cubicle with mains shower fitting.



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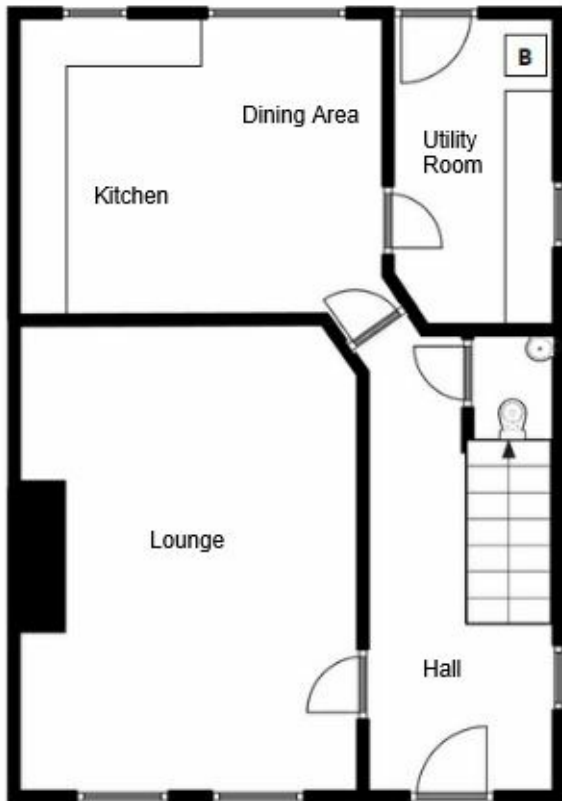
**EXTERIOR FEATURES**

Tarmac parking to front with brick paver. Garden to rear laid in stones with decking area and fully enclosed by fencing. Outside light to front and rear. PVC oil tank.

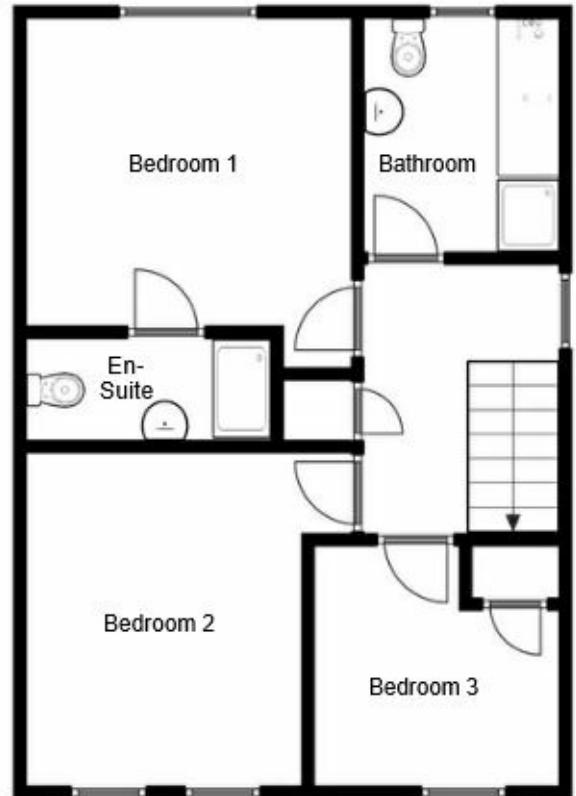


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## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

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

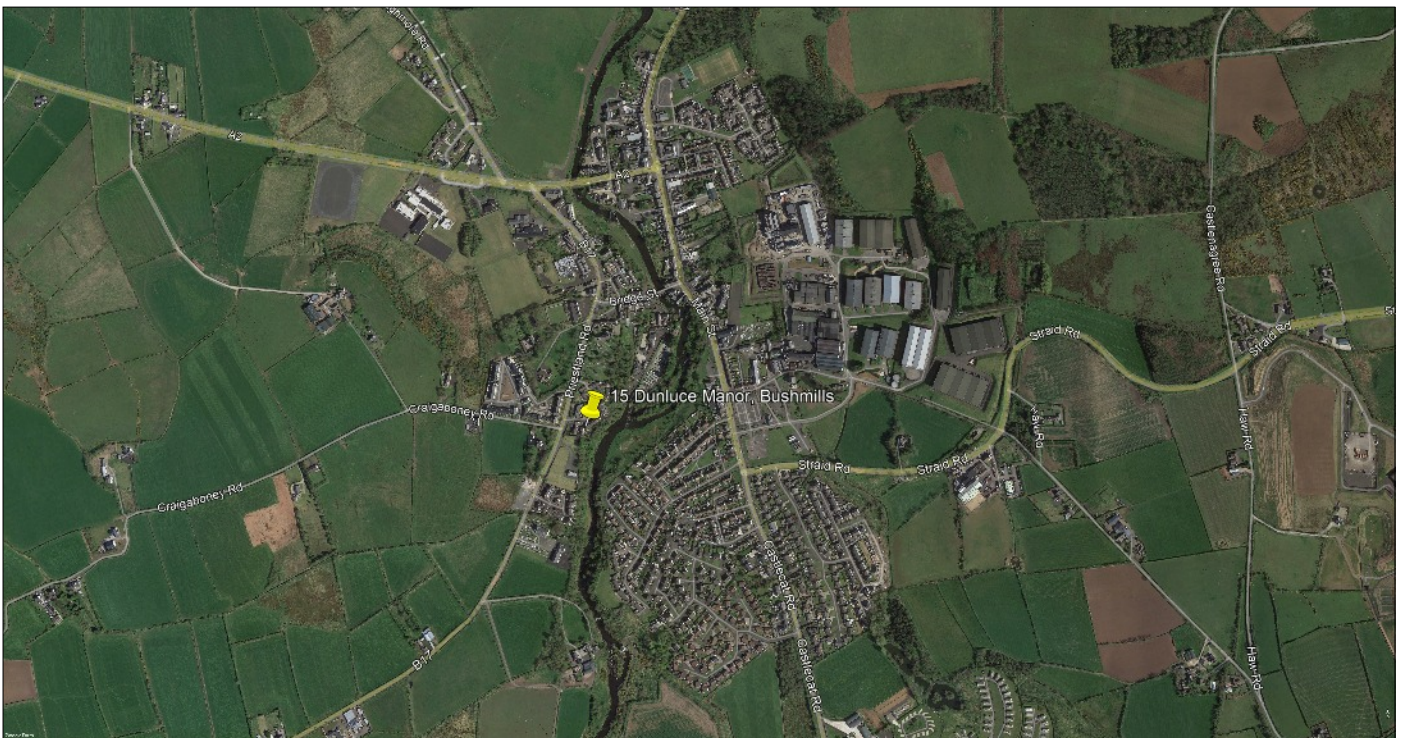
**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.



## 15 Dunluce Manor, Bushmills BT57 8WZ




### Property Location:

On approaching Bushmills along the Priestland Road, Dunluce Manor is situated on the right hand side and Number 15 is on the right hand side with in a cul-de-sac setting.

- Rates: The assessment for the year 2024/2025 is £1127.46
- Tenure: Freehold

15 Dunluce Manor, Bushmills BT57 8WZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<b>A</b>	92-100		
<b>B</b>	81-91		
<b>C</b>	69-80		
<b>D</b>	55-68	60	67
<b>E</b>	39-54		
<b>F</b>	21-38		
<b>G</b>	1-20		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC 	
Full EPC available on request			

### 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

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)

[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

### PROPERTY REFERENCE

PST1500 200924/MH

PC - 051124

### OUR OFFICE LOCATION



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