



23 RUNKERRY HOUSE, BUSHMILLS



X 3



X 1



X 2

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	56	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS AROUND £375,000

# 23 RUNKERRY HOUSE, BUSHMILLS

Situated within the prestigious Runkerry House development, this three bedroom townhouse, built in 1998, has been thoughtfully designed to harmonise with the character of the original building, offering a seamless blend of historic charm and modern living.

The first floor features a spacious open plan kitchen with living and dining areas, perfectly framed by stunning sea views stretching across Runkerry Strand towards Portballintrae. Downstairs, the property offers three bedrooms, including a master with ensuite, along with a newly fitted wet room style shower room and walk in storage.

Residents also enjoy beautifully maintained communal gardens and direct access to the scenic coastal path, with the beach in one direction and the iconic Giant's Causeway and headland walks in the other.

## FEATURES

- Oil fired central heating.
- Traditional timber sash windows with double glazing.
- Excellent sea views overlooking Runkerry Strand towards Portballintrae.
- Communal gardens plus direct access to coastal paths and beautiful beaches just moments away.
- Secure gated development with excellent car parking.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £2,549.04

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Laminate wood floor.

## BEDROOM 1

3.70 m x 3.36 m (12'2" x 11'0")

Double bedroom to the front; stunning sea views; laminate wood floor.

## ENSUITE

1.76 m x 1.74 m (5'9" x 5'9")

Tiled shower cubicle; toilet; wash hand basin; tiled floor; fully tiled walls; chrome towel radiator; extractor fan.

## BEDROOM 2

2.44 m x 3.57 m (8'0" x 11'9")

Double bedroom to the rear; laminate wood floor.

## BEDROOM 3

3.66 m x 2.10 m (12'0" x 6'11")

Double bedroom to the front; sea views; laminate wood floor.

## SHOWER ROOM

2.41 m x 2.25 m (7'11" x 7'5")

Walk in wet room style shower; toilet; wash hand basin; tiled floor; fully tiled walls; chrome towel radiator; extractor fan.

## STORE ROOM

2.15 m x 1.01 m (7'1" x 3'4")

Laminate wood floor.

## FIRST FLOOR

### DINING KITCHEN

3.31 m x 7.08 m (10'10" x 23'3")

Range of fitted units; laminate work surfaces; stainless steel sink; fitted oven & microwave; electric hob with extractor unit over; integrated fridge freezer, dishwasher and washer dryer; wood floor; spot lighting.

### LIVING AREA

4.87 m x 7.09 m (16'0" x 23'3")

Cast iron fireplace with marble surround set on a slate hearth; stunning sea views; wood floor; spot lighting.

### EXTERIOR FEATURES

- Gated development with communal car parking.
- Well maintained communal gardens surround the property.
- Direct access to the coastal path leading to Runkerry Strand and the Giants Causeway.



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by RICS



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