



105 STRAID ROAD, BUSHMILLS



X 3



X 2



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	58	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £385,000

105 STRAID ROAD, BUSHMILLS

Nestled in a peaceful countryside setting, this beautifully presented detached family home offers the perfect blend of modern comfort and rural charm. Immaculately maintained, the property boasts spacious, light filled interiors.

At the heart of the home is a stylish and well equipped kitchen, complemented by a generous dining area, family room and separate lounge areas plus three well proportioned bedrooms, providing excellent space for family life.

Outside, the property truly shines with a variety of garden areas designed for relaxation and enjoyment. From the manicured lawns and charming patio, to the dedicated children's play area, there's something for everyone to enjoy. Surrounded by stunning countryside views, this home offers a tranquil retreat while remaining within easy reach of local towns.

FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames.
- Gated tarmac driveway and parking for several cars.
- Detached double garage with loft storage.
- Gardens in lawn to the front and side.
- Private patio area to the rear with Gazebo.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,666.68

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

ACCOMMODATION

ENTRANCE HALL

6.35 m x 2.06 m (20'10" x 6'9")
Wood effect tiled floor; under stairs storage; open to the staircase.

KITCHEN

3.38 m x 6.40 m (11'1" x 21'0")
Fitted wooden units; granite work surfaces; oil Aga range cooker; recessed sink & drainer; integrated fridge freezer & dishwasher; centre island with storage & breakfast bar seating; wood effect tiled floor; spotlighting; open to dining area.

DINING AREA

3.61 m x 4.18 m (11'10" x 13'9")
Wood effect tiled floor; spotlighting; glass panel doors leading to the family room.

FAMILY ROOM

4.16 m x 5.89 m (13'8" x 19'4")
Gas stove with featured slate wall; solid hard wood floor; patio doors leading to the side garden.

UTILITY ROOM

2.07 m x 3.08 m (6'9" x 10'1")
Custom fitted wooden units; granite work surfaces; plumbed for washing machine; space for dryer; recessed sink; wood effect tiled floor; spotlighting.

DOWNSTAIRS WC

2.06 m x 0.96 m (6'9" x 3'2")
Toilet; vanity unit wash hand basin; fully tiled walls; tiled floor.

LOUNGE

4.78 m x 4.18 m (15'8" x 13'9")
Recessed gas fire set on a slate hearth with stone surround.

FIRST FLOOR

LANDING

Shelved hot press; slingsby ladder access to the roof space.

BEDROOM 1

4.14 m x 4.21 m (13'7" x 13'10")
Double bedroom to the front; range of fitted furniture to include wardrobe, drawers & vanity desk.

ENSUITE

2.70 m x 1.85 m (8'10" x 6'1")
Tiled shower cubicle with rainfall head; toilet; wall mounted vanity unit wash hand basin; back lit mirror; chrome towel radiator; laminate floor; fully tiled walls; spotlighting; extractor fan.

BEDROOM 2

2.80 m x 4.18 m (9'2" x 13'9")
Double bedroom to the front; range of fitted furniture.

BEDROOM 3

2.82 m x 4.19 m (9'3" x 13'9")
Double bedroom to the rear; range of fitted furniture.

BATHROOM

2.69 m x 3.11 m (8'10" x 10'2")
Panel bath with shower wand; tiled shower cubicle with rainfall head; toilet; wall mounted vanity unit wash hand basin; back lit mirror; chrome towel radiator; laminate floor; fully tiled walls; spotlighting; extractor fan.

EXTERIOR

DOUBLE GARAGE

6.00 m x 7.46 m (19'8" x 24'6")
Double garage with twin roller doors; plumbed for washing machine; power; light; spotlighting; concrete floor; boiler; stairs leading to floored attic space.

GARDEN ROOM

4.42 m x 3.45 m (14'6" x 11'4")
Fully insulated garden room with double glazing; laminate floor; sliding patio door; electric heating; spotlighting; power.

OUTSIDE FEATURES

- Gated access to tarmac driveway & parking area.
- Garden areas in lawn surrounding the property.
- Enclosed patio area to the rear.
- Gazebo to include electric heater, speaker system & power points.
- Timber shed.
- Feature exterior lighting.

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

Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.



PHOTOS



PHOTOS

