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**Ballyallagh Gate Lodge**  
Whitepark Road  
Bushmills  
BT57 8PY  
Offers Over £265,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants 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; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

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An opportunity to purchase a beautifully crafted new build detached home within the exclusive

### Ballyallaght Farmyard Cottage Development, Whitepark Road, Bushmills.

This impressive property offers a turnkey package, finished to the highest standards throughout. Simply move in and enjoy the convenience of modern living combined with timeless rural charm.

Situated in a much sought-after area, this home benefits from a tranquil countryside setting whilst remaining within easy reach of Bushmills, Ballycastle, the Giants Causeway and the Causeway Coastal Route, with a range of local amenities, schools, and attractions nearby.

The property may be viewed when travelling from Bushmills towards the Giant's Causeway, continuing on the Whitepark road. Do not turn off towards the Causeway but continue towards Ballycastle, Ballyallaght Farmyard Cottages are approx. 1 mile past the turn off on the right hand side.

#### ACCOMMODATION COMPRISSES:

##### GROUND FLOOR:

###### Kitchen/Dining Area:

5.75m x 2.89m

###### Lounge:

5.75m x 3.51m

###### Utility Room:

1.5m x 2.82m

###### Separate W.C.:

1.32m x 2.01m

###### Store:

1.95m x 1.06m

##### FIRST FLOOR:

###### Master Bedroom:

4.57m x 3.1m

###### Ensuite:

1.07m x 3.51m

###### Bedroom 2:

2'9m x 2.97m

###### Bedroom 3:

2.82m x 3.61m

###### Bathroom:

1.74m x 2.67m



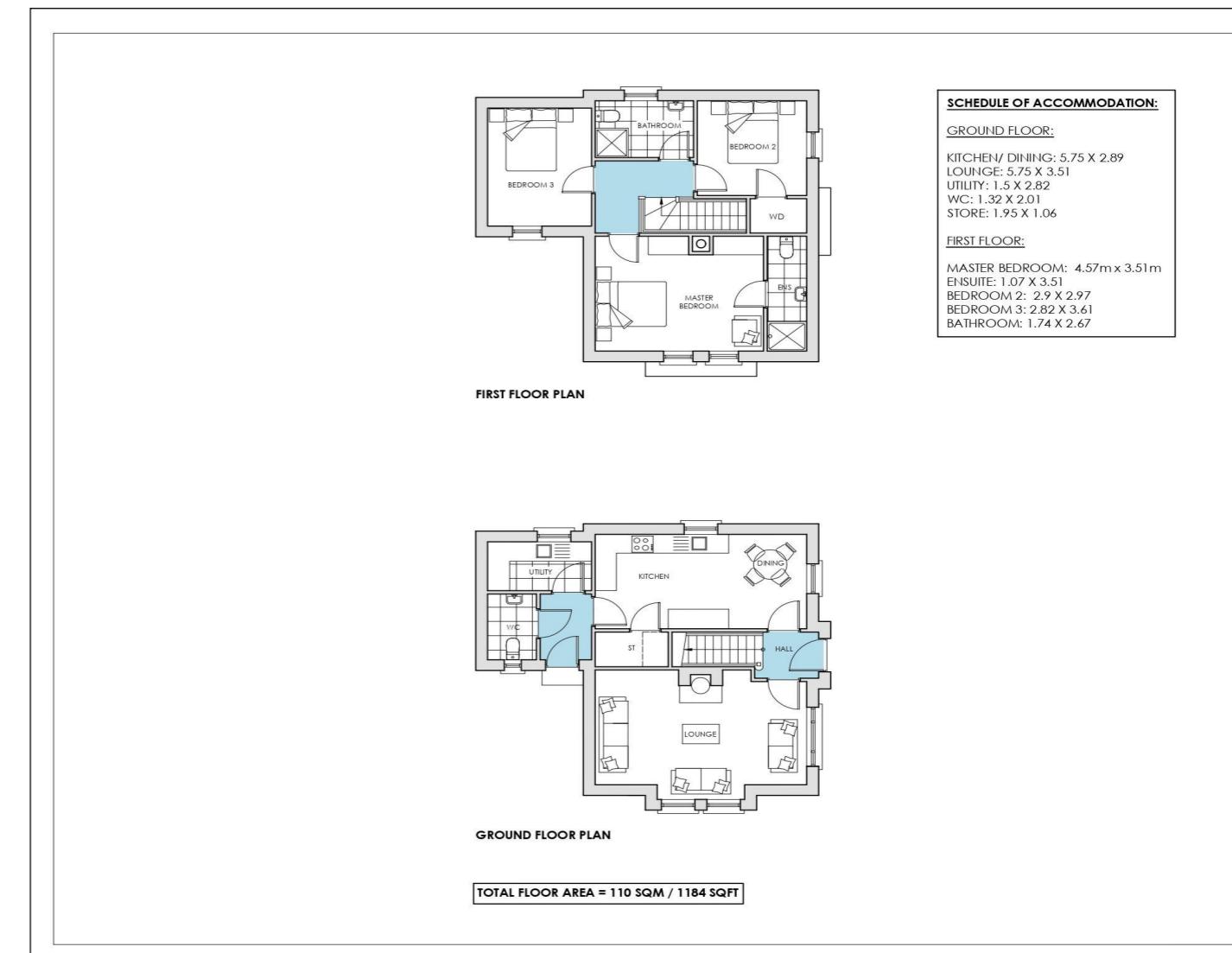
#### SPECIAL FEATURES INCLUDED IN TURN KEY PACKAGE WORKS:

- \*\* Kitchen goods (in the form of extractor fan, electric oven and hob, integrated fridge freezer, integrated washer/dryer, and integrated dishwasher)
- \*\* Fireplace
- \*\* Tiling or other suitable protective material 2 tiled height between kitchen worktop and underside of kitchen cupboard
- \*\* Kitchen floor tiling
- \*\* Bathroom & Ensuite floor tiling
- \*\* Splash back tiling above bath and wash hand basins
- \*\* Showers fully tiled together with the installation of shower doors
- \*\* Internal painting of walls and ceilings to client colour specification from range (one colour)

In the event that a purchaser would prefer a different fireplace or tiles, they may choose accordingly but will be required to meet any over-cost from the standard specification referred to above if a less expensive option is chosen no refund or compensatory payment will be made. For the avoidance of doubt, any change to the turnkey specification can only be on the basis that the preferred product or products are bought from our nominated suppliers.

##### TENURE:

Leasehold



## Elevations



ELEVATION TO WHITEPARK ROAD



SOUTH EAST ELEVATION



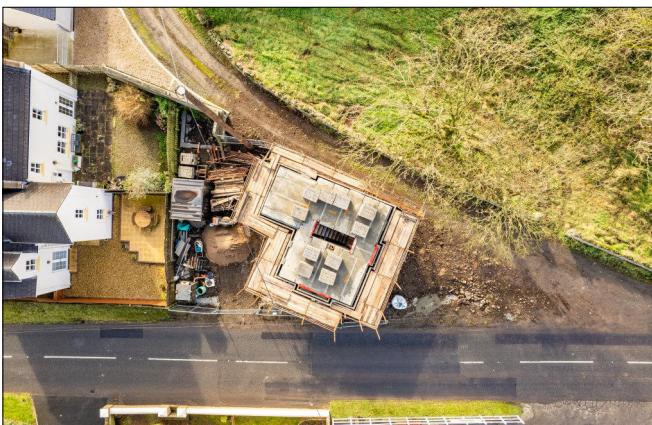
NORTH WEST ELEVATION



ELEVATION TO EXISTING LANEWAY



**NORTH WEST ELEVATION**



***Disclaimer:*** The 3D renderings of the proposed house are not drawn to scale. They are intended for visual representation purposes only.