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64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		

BUSHMILLS

15 Ritchie's Wood

BT57 8WD

Offers Over £269,950

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A wonderful opportunity to acquire a four bedroom end terrace town house situated in the picturesque and delightful village of Bushmills. The accommodation is both bright and spacious and has been well looked after by the current vendor with superb views of the River Bush from rear windows. Located in an exclusive and popular development, the property is practically on the doorstep of the Giant’s Causeway lending itself to the gateway of many of the North Coast’s finest attractions including the Old Bushmills Distillery, championship golf courses and the Carrick-a-rede Rope Bridge. An excellent home in a magnificent location.

Travelling into Bushmills from Portrush go past Dunluce School secondary school and take your first right. No 15 Ritchies Wood will be located on your left hand side opposite Bushmills Primary School.

ACCOMMODATION COMPRISES:

FIRST FLOOR:

Entrance Hall:

With boiler storage, composite front door, tiled floor and stair access to all floors. 7’2 x 5’3

Kitchen/Lounge Area: 16’10 x 26’5

With bowl and half stainless steel sink unit, high and low level built in units with slate effect tiling between, integrated oven, ceramic hob and stainless steel extractor fan above, splashback, integrated fridge freezer, integrated dishwasher, saucepan drawers, recessed lighting, laminate wood floor, wood fireplace with cast iron inset and slate hearth, slate effect surround, access to roof space via folding staircase with storage and PVC patio doors leading to balconette with views across River Bush and surrounding countryside.



Hallway:

With access to under stair storage room.

GROUND LEVEL:

Landing:

14’0 x 4’6



Bedroom 3:

With laminate wood floor. 12’10 x 6’8



Bedroom 2:

With laminate wood floor. 11’8 x 11’0



Bedroom 4:

With laminate wood floor. 11’7 x 7’5





## **BASEMENT LEVEL:**

### **Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle, bath with tiled surround, half tiled walls, built in storage and tiled floor.



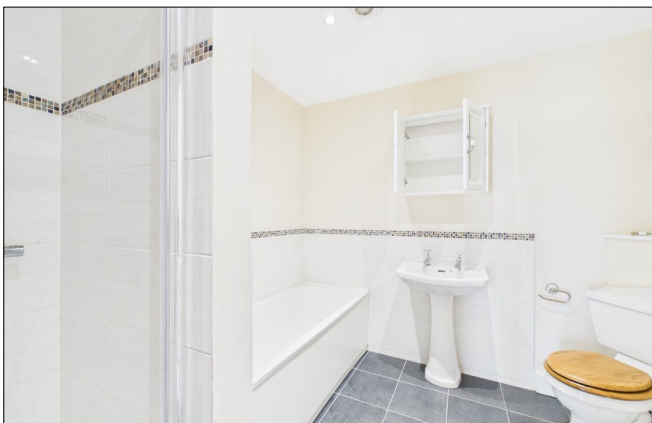
### **Bedroom 1:**

With laminate wood floor and PVC patio doors leading to spacious balcony area overlooking River Bush. 19'0 x 16'0

### **Walk in wardrobe and Dressing Area:**

With walk in storage/fitted wardrobe area. 7'12 x 6'8

**Ensuite** off with w.c., wash hand basin, fully tiled walk in shower cubicle, bath with tiled surround, half tiled walls, built in storage and tiled floor.



## **EXTERIOR FEATURES:**

Outside to front there is a private car parking space for No. 15. Communal gardens.

### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Scenic Views Across River Bush & Surrounding Countryside
- \*\* Communal Garden
- \*\* Private Parking
- \*\* Central Location Close To All Local Amenities

### **TENURE:**

Leasehold

### **CAPITAL VALUE:**

£145,000 (Rates: £1483.35 p/a approx.)

### **MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. **Current service charge is £661.35 p/a approx.(28.07.25)** Accessed annually

