



36 BUSH GARDENS, BUSHMILLS



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	77

OFFERS OVER £275,000

36 BUSH GARDENS, BUSHMILLS

This beautifully presented three-bedroom detached bungalow is offered in immaculate condition and is located in a peaceful residential setting in Bushmills. The property offers bright and comfortable accommodation throughout, with three generously sized bedrooms including a master bedroom with ensuite, as well as a modern family bathroom.

In addition to the main living areas, the home benefits from a delightful sunroom which has been added to the property, providing a bright and relaxing space to enjoy views of the garden and an abundance of natural light.

Externally, the property features a private rear garden with a patio area, ideal for outdoor dining or unwinding while enjoying the evening sun, as well as the added benefit of a detached garage. This attractive bungalow presents an excellent opportunity to acquire a well-maintained home within easy reach of the North Coast's renowned beaches, golf courses and tourist attractions.

FEATURES

- Gas fired central heating.
- Modern gas boiler (installed 2022).
- uPVC double glazed windows (installed 2017).
- Recently installed uPVC fascia and soffits.
- Roof insulation upgraded in 2025 for improved energy efficiency.
- Solid wood internal doors with cottage style latch handles throughout.
- Sunroom extension overlooking the rear garden.
- Fully enclosed rear garden with west-facing patio.
- Detached garage with power and light.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,330

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Solid wood floor; shelved storage cupboard; cloaks cupboard; access to the roof space.

DINING KITCHEN

5.27 m x 3.29 m (17'3" x 10'10")

Range of fitted units; laminate work surfaces; stainless steel sink with drainer; integrated fridge freezer & dishwasher; electric oven; induction hob with extractor unit over; plumbed for washing machine; space for dining; patio doors leading to the rear; tiled floor; part tiled walls.

LOUNGE

3.96 m x 4.66 m (13'0" x 15'3")

Bow bay window to the front; multi-fuel stove set in a feature red brick fireplace with wooden mantel; solid wood floor.

SUNROOM

5.28 m x 3.02 m (17'4" x 9'11")

Patio door to the rear; solid wood floor; recessed lighting.

BEDROOM 1

3.05 m x 3.28 m (10'0" x 10'9")

Double bedroom to the front; fitted sliding wardrobe with 'Narnia' access to ensuite; solid wood floor.

ENSUITE

0.98 m x 2.57 m (3'3" x 8'5")

Electric shower in a tiled cubicle; toilet; wash hand basin; solid wood floor; part tiled walls.

BEDROOM 2

3.36 m x 3.30 m (11'0" x 10'10")

Double bedroom to the rear; solid wood floor.

BEDROOM 3

3.36 m x 2.59 m (11'0" x 8'6")

Double bedroom to the rear; solid wood floor.

BATHROOM

2.36 m x 3.04 m (7'9" x 10'0")

Freestanding bath; tiled shower cubicle with rainfall head; toilet; vanity unit with wash hand basin; part wood panelled walls; tiled floor.

EXTERIOR

GARAGE

5.17 m x 3.39 m (17'0" x 11'1")

Roller door; plumbed for washing machine; concrete floor; power & light.

OUTSIDE FEATURES

- Fully enclosed rear garden & patio areas.
- West facing patio area located off the Sunroom.
- Gas boiler house / garden store.
- Mature landscaping.
- Stone driveway & parking area.
- Outside light & tap.

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

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PHOTOS



