



2 BUSHFOOT ROAD, PORTBALLINTRAE



X 4



X 2



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £295,000

2 BUSHFOOT ROAD, PORTBALLINTRAE

Situated in the heart of Portballintrae, this deceptively spacious detached bungalow occupies an enviable position just moments from the renowned Bushfoot Golf Club and the picturesque Runkerry Strand.

Offering four well-proportioned bedrooms, the property is set on a superb site, positioned back from the road, with a detached garage and a generously sized enclosed rear garden.

While requiring some modernisation, the property offers excellent potential for buyers to create a superb coastal home tailored to their own taste.

FEATURES

- Oil-fired central heating.
- uPVC double glazing.
- Generous enclosed rear garden with patio areas.
- Tarmac driveway providing ample parking.
- Detached garage.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,944

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

1.72 m x 2.17 m (5'8" x 7'1")

HALLWAY

Under stair storage; hot press.

KITCHEN

2.46 m x 3.39 m (8'1" x 11'1")

Range of high and low level units; laminate work surfaces with stainless steel sink; built-in oven and grill; electric hob with extractor over; space for under-counter fridge; breakfast bar counter.

DINING ROOM

3.83 m x 3.40 m (12'7" x 11'2")

LOUNGE

4.77 m x 3.41 m (15'8" x 11'2")

Tiled fireplace with wood surround.

BEDROOM 1

3.34 m x 3.38 m (10'11" x 11'1")

Double bedroom to side; range of fitted furniture.

BEDROOM 2

3.35 m x 3.36 m (11'0" x 11'0")

Double bedroom to side; fitted wardrobe.

BATHROOM

2.95 m x 2.89 m (9'8" x 9'6")

Panel bath; shower cubicle with electric shower; toilet; wash hand basin.

REAR PORCH / UTILITY ROOM

4.31 m x 1.76 m (14'2" x 5'9")

Fitted units with laminate work surfaces; plumbed for washing machine; space for a dryer, under-counter fridge and freezer; door to side and rear; tiled floor.

FIRST FLOOR

LANDING

BEDROOM 3

3.70 m x 5.07 m (12'2" x 16'8")

Double bedroom to front; eaves storage.

BEDROOM 4

3.06 m x 3.35 m (10'0" x 11'0")

Double bedroom to rear.

SHOWER ROOM

1.77 m x 1.51 m (5'10" x 4'11")

Tiled shower cubicle; vanity unit with wash hand basin; toilet.

EXTERIOR

GARAGE

10.53 m x 4.55 m (34'7" x 14'11")

Concrete floor; roller door; side door to garden; power and light.

OUTSIDE FEATURES

- Tarmac driveway and parking area.
- Front garden laid in lawn.
- Large enclosed rear garden laid in lawn.
- Paved patio and decking areas.
- Outside light and tap.

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

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PHOTOS



