



25 SENEIRL ROAD, BUSHMILLS



X 4



X 3



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83

OFFERS OVER £395,000

# 25 SENEIRL ROAD, BUSHMILLS

A beautifully presented detached family home set within approximately 2 acres of mature landscaped gardens and private woodland, offering a peaceful rural setting whilst remaining conveniently located just a short distance from Bushmills and the wider North Coast area.

The property has been exceptionally well maintained by the current owners and is presented to a high standard throughout, providing spacious and well planned accommodation ideally suited to modern family living. Internally the accommodation comprises an impressive open plan kitchen, living and dining area with multi-fuel stove, patio doors to the rear garden and access to the sun room, together with a separate front lounge with fireplace, utility room and downstairs WC. On the first floor there are four well proportioned bedrooms including the principal bedroom with ensuite shower room, together with a spacious family bathroom.

Externally the property is approached by a secure gated driveway leading to a large split double garage with electric roller doors, generous parking and beautifully maintained gardens surrounding the home. To the rear, the property benefits from a private woodland area providing an excellent degree of privacy and a superb outdoor space to enjoy the peaceful surroundings.

Offering an excellent balance of privacy, space and convenience, this is a superb opportunity to acquire a quality home in a highly desirable location close to the many attractions, beaches and amenities of the North Coast.

## FEATURES

- Oil fired central heating.
- Grant boiler and water tank installed December 2024.
- Double glazing in uPVC frames.
- uPVC fascia boards and soffits.
- Secure gated driveway and double garage.
- Landscaped gardens surrounding the property.
- Private woodland area to the rear.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,919

SCAN THE QR CODE BELOW FOR FULL DETAILS



## ACCOMMODATION

### ENTRANCE HALL

Fitted under stairs storage cupboards; tiled floor.

### LOUNGE

4.42 m x 4.51 m (14'6" x 14'10")

Currently used as a dining room; cast iron fireplace with gas fire set on a slate hearth with wood surround; solid wood floor.

### OPEN PLAN KITCHEN, LIVING & DINING

### DINING KITCHEN

3.36 m x 7.87 m (11'0" x 25'10")

Range of fitted units; stone work surfaces; recessed sink with drainer; integrated fridge freezer & dishwasher; space for range-style cooker with extractor unit over; fitted microwave; island with storage and breakfast bar; multi-fuel stove; feature low-level lighting; tiled floor; recessed lighting; patio doors to rear garden.

### LIVING AREA

4.51 m x 3.28 m (14'10" x 10'9")

Tiled floor; open to the kitchen; door leading to the hallway.

### SUN ROOM

4.51 m x 3.28 m (14'10" x 10'9")

Engineered wood floor; door leading to the front garden.

### UTILITY ROOM

2.17 m x 2.00 m (7'1" x 6'7")

Range of fitted units; laminate work surfaces; stainless steel sink and drainer; plumbed for washing machine; space for dryer; tiled floor; part tiled walls; door to the rear.

### DOWNSTAIRS WC

1.06 m x 2.01 m (3'6" x 6'7")

Toilet; wall mounted wash hand basin; tiled floor.

## FIRST FLOOR

### LANDING

Slingsby ladder access to the roof space; shelved hot press.

### BEDROOM 1

4.21 m x 4.52 m (13'10" x 14'10")

Double bedroom to the front; range of fitted bedroom furniture.

### ENSUITE

2.08 m x 2.00 m (6'10" x 6'7")

Tiled shower cubicle; toilet; wash hand basin; vinyl floor.

### BEDROOM 2

4.16 m x 3.29 m (13'8" x 10'10")

Double bedroom to the front; fitted sliding wardrobe.

### BEDROOM 3

3.64 m x 3.28 m (11'11" x 10'9")

Double bedroom to the rear; fitted sliding wardrobe.

### BEDROOM 4

2.36 m x 2.38 m (7'9" x 7'10")

Single bedroom to the rear currently used as a home office.

### BATHROOM

2.34 m x 4.11 m (7'8" x 13'6")

Panel bath; tiled shower cubicle; toilet; wash hand basin; part tiled walls; vinyl floor.

## EXTERIOR

### DOUBLE GARAGE

#### GARAGE 1

6.88 m x 4.38 m (39'4" x 14'8")

Electric roller door; Grant oil boiler; power and light; concrete floor; side door leading to the rear garden; open to second garage.

#### GARAGE 2

11.98 m x 4.48 m (22'7" x 14'4")

Electric roller door; power and light; concrete floor.

## OUTSIDE FEATURES

- Tarmac driveway and parking area.
- Private woodland area to the rear.
- Large double garage.
- Garden laid in lawn surrounding the property.
- Mature landscaping.
- Private rear garden with patio area.
- Outside light and tap.
- Wired for CCTV.

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

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# FLOORPLAN



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# PHOTOS



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