



17 DUNLUCE COTTAGES, BUSHMILLS



X 3



X 1



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	58	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £220,000

17 DUNLUCE COTTAGES, BUSHMILLS

A well maintained three bedroom detached home located in the popular town of Bushmills, offering modern living in a highly desirable coastal setting. This attractive property features a bright and spacious open-plan kitchen, living and dining area, creating a versatile space ideal for both everyday family life and entertaining. Patio doors open directly to a south facing rear patio garden, providing a sunny and private outdoor area to relax and enjoy.

The property offers three well proportioned bedrooms, with the main bedroom benefitting from ensuite facilities. Finished to a good standard throughout, this home is well suited to families, first-time buyers, or those looking for a comfortable residence close to the North Coast and all its attractions.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Private south facing rear patio garden.
- Low maintenance.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,279

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE HALL

Laminate floor.

OPEN PLAN KITCHEN, LIVING & DINING

8.13 m x 5.27 m (26'8" x 17'3")

Laminate floor throughout.

LIVING AREA

5.18 m x 3.26 m (17'0" x 10'8")

Cast iron fireplace set on a slate hearth with wood surround; open to the dining area.

KITCHEN AREA

2.96 m x 2.10 m (9'9" x 6'11")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated fridge freezer & dishwasher; electric oven & hob with extractor unit over; part tiled walls; recessed lighting; open to dining area.

DINING AREA

2.99 m x 3.26 m (9'10" x 10'8")

Patio doors leading to the rear.

UTILITY ROOM

1.68 m x 2.63 m (5'6" x 8'8")

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

DOWNSTAIRS WC

0.95 m x 1.89 m (3'1" x 6'2")

Toilet; wash hand basin; laminate floor.

FIRST FLOOR

LANDING

Access to the roof space; shelved hot press.

BEDROOM 1

3.28 m x 3.23 m (10'9" x 10'7")

Double bedroom to the rear.

ENSUITE

0.91 m x 2.53 m (3'0" x 8'4")

Tiled shower cubicle with electric shower; toilet; wash hand basin.

BEDROOM 2

3.71 m x 2.92 m (12'2" x 9'7")

Double bedroom to the front.

BEDROOM 3

2.25 m x 2.23 m (7'5" x 7'4")

Single bedroom to the front; storage cupboard.

BATHROOM

1.95 m x 1.91 m (6'5" x 6'3")

Panel bath with shower attachment; toilet; wash hand basin; tiled walls.

EXTERIOR

OUTSIDE FEATURES

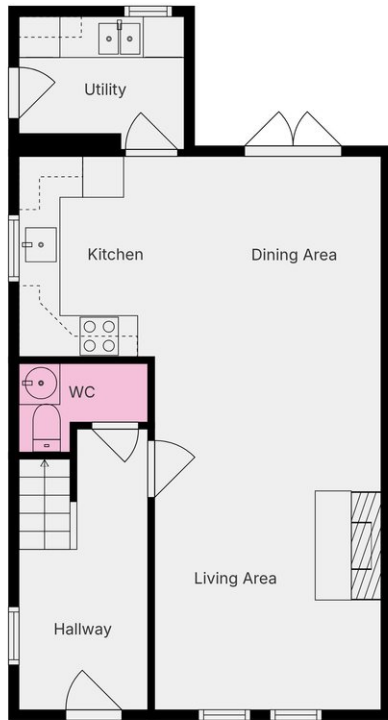
- Private south facing enclosed patio garden.
- Low maintenance.
- Tarmac driveway.
- Outside light & tap.



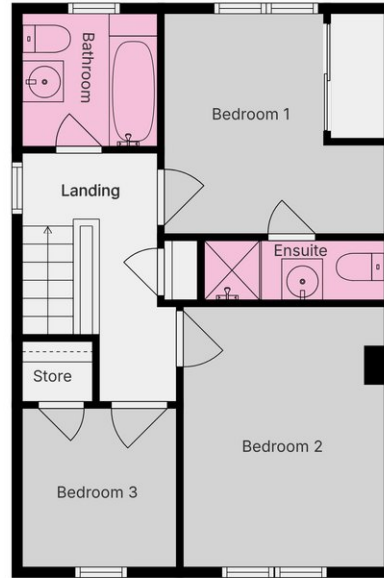
PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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FLOORPLAN



Ground Floor



1st Floor



Plans Are For Guidance Only And Not To Scale. Produced Using Digital Scanning Technology. All Dimensions Are Approximate And Should Not Be Relied Upon. Purchasers Should Verify All Information Independently.



PHOTOS



PHOTOS

