



**3 EAGRY GARDENS, BUSHMILLS**



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	60	65
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**OFFERS OVER £215,000**

# 3 EAGRY GARDENS, BUSHMILLS

A beautifully maintained three bedroom semi-detached property situated in the charming town of Bushmills, this home is finished to a high standard and is ready for immediate occupation. Inside, it offers a bright and inviting living area, a dining kitchen with patio doors opening to the rear, and three generously sized bedrooms, including a main bedroom with ensuite facilities, making it an excellent choice for growing families, first-time buyers, or those seeking a home close to the coast. Externally, the property benefits from a south facing rear garden designed for easy upkeep, ideal for outdoor dining, entertaining, or simply relaxing in the sunshine.

## FEATURES

- Oil fired central heating with combi boiler installed 2023.
- Double glazing in uPVC frames.
- PVC soffits & fascia boards.
- South facing rear patio garden.
- Tarmac driveway.

## ADDITIONAL INFORMATION

ANNUAL RATES: £1,279

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)  
81 The Promenade  
Portstewart  
BT55 7AF

T: 028 7083 5444

E: portstewart@philiptweedie.com

## ACCOMMODATION

### ENTRANCE HALL

Tiled floor.

### LOUNGE

4.88 m x 3.77 m (16'0" x 12'4")

Cast iron fireplace set on a stone hearth; solid wood floor.

### DINING KITCHEN

3.37 m x 4.16 m (11'1" x 13'8")

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

### UTILITY ROOM

2.36 m x 1.68 m (7'9" x 5'6")

Fitted bench with storage cupboard; laminate work surface; stainless steel sink & drainer; plumbed for dishwasher & washing machine; door to the rear; tiled floor; part tiled walls.

### DOWNSTAIRS WC

1.49 m x 1.23 m (4'11" x 4'0")

Toilet; wash hand basin; tiled floor.

### FIRST FLOOR

#### LANDING

Access to the roof space; shelved linen cupboard.

#### BEDROOM 1

3.29 m x 3.67 m (10'10" x 12'0")

Double bedroom to the rear.

#### ENSUITE

1.02 m x 2.70 m (3'4" x 8'10")

Tiled shower cubicle; toilet; wash hand basin; tiled floor; part tiled walls.

#### BEDROOM 2

3.84 m x 3.18 m (12'7" x 10'5")

Double bedroom to the front.

#### BEDROOM 3

2.62 m x 2.68 m (8'7" x 8'10")

Single bedroom to the front; storage cupboard.

#### BATHROOM

2.55 m x 2.18 m (8'4" x 7'2")

Panel bath with shower wand attachment; tiled shower cubicle with electric shower; toilet; wash hand basin; tiled floor; part tiled walls.

#### EXTERIOR

##### OUTSIDE FEATURES

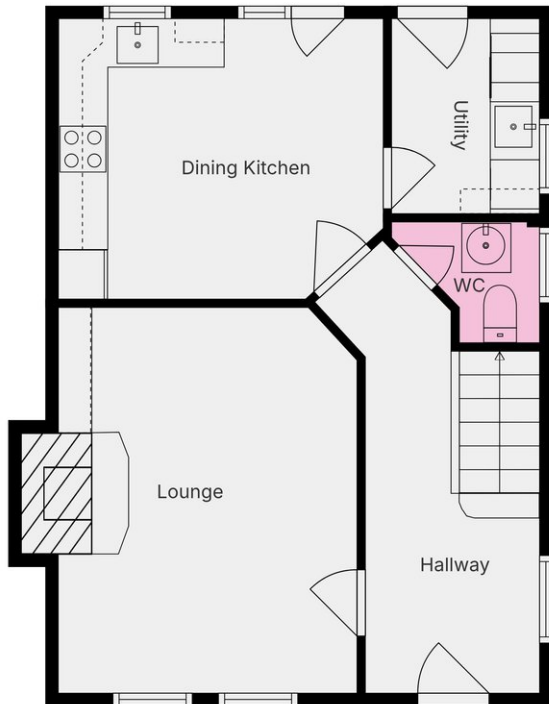
- Fully enclosed south facing rear patio garden.
- Low maintenance
- Mature landscaping.
- Oil boiler.
- Tarmac driveway to the front.
- Timber shed.
- Outside light & tap.

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

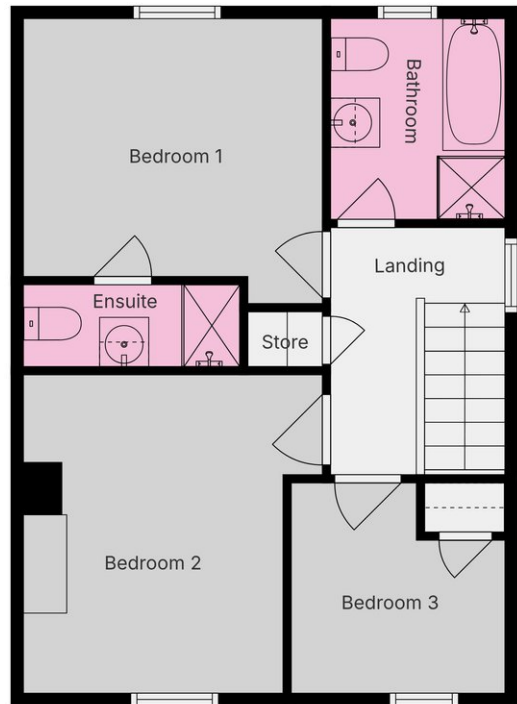
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# FLOORPLAN



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



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