



18 BALLAGHMORE ROAD, BUSHMILLS



X 4



X 3



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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		
(39-54)	E	48	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £495,000

18 BALLAGHMORE ROAD, BUSHMILLS

This detached bungalow occupies a generous elevated site with panoramic views overlooking the River Bush and surrounding countryside. Set within mature landscaped gardens, the property enjoys a peaceful rural setting whilst remaining only a short distance from the seaside village of Portballintrae and the bustling town of Bushmills.

The accommodation is spacious and flexible, offering plenty of scope for a purchaser to update and tailor the home to their own style, with large windows and multiple reception spaces that make the most of the outlook.

Externally, the gardens are a real highlight, with established planting, a south-facing patio and a wildflower area to the front. A gravel driveway provides ample parking, and the elevated position ensures privacy and uninterrupted countryside views.

Properties in this setting are rarely available, making this a unique opportunity to secure a home with both exceptional views and a prime North Coast location.

FEATURES

- Oil fired central heating system
- Double glazing in uPVC frames
- Stunning views overlooking the River Bush & countryside
- Spacious gravel driveway with parking for several cars
- Private south-facing garden with patio area
- Mature landscaped gardens with wild flower garden to the front
- Outhouse with power and light

ADDITIONAL INFORMATION

ANNUAL RATES: £2,557.50

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE PORCH

1.51 m x 1.58 m (4'11" x 5'2")
Engineered wood floor.

DINING HALL

3.57 m x 5.01 m (11'9" x 16'5")
Engineered wood floor; recessed lighting; patio door to the rear.

KITCHEN

3.56 m x 3.46 m (11'8" x 11'4")
Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated fridge; plumbed for dishwasher; space for cooker with extractor unit over; separate gas hob; engineered wood floor; recessed lighting.

LIVING ROOM

3.55 m x 3.57 m (11'8" x 11'9")
Engineered wood floor; sliding door to the rear; recessed lighting.

LOUNGE

4.15 m x 5.94 m (13'7" x 19'6")
Stunning countryside & river views; cast iron fireplace set on a tiled hearth with marble surround; sliding door to the front; engineered wood floor; recessed lighting.

BEDROOM 1

4.16 m x 3.28 m (13'8" x 10'9")
Double bedroom to the front; countryside & river views.

BATHROOM

2.84 m x 2.23 m (9'4" x 7'4")
Panel bath; tiled shower cubicle with electric shower; fitted unit with toilet & wash hand basin; wall mounted mirror; chrome towel radiator; tiled floor; recessed lighting.

REAR HALL

Accessed from the dining hall; tiled floor; recessed lighting; door to the rear.

RECEPTION ROOM / STUDY

3.47 m x 5.49 m (11'5" x 18'0")
Door to the side.

BEDROOM 2

3.28 m x 3.07 m (10'9" x 10'1")
Double bedroom to the side.

SHOWER ROOM

1.51 m x 1.64 m (4'11" x 5'5")
Tiled shower cubicle with electric shower; toilet; wash hand basin; tiled floor.

BEDROOM 4

2.89 m x 3.38 m (9'6" x 11'1")
Double bedroom to the rear.

ENSUITE

1.48 m x 1.64 m (4'10" x 5'5")
Tiled shower cubicle with electric shower; toilet; wash hand basin; tiled floor.

CLOAKROOM

2.47 m x 1.40 m (8'1" x 4'7")
Tiled floor.

UTILITY ROOM

2.47 m x 3.11 m (8'1" x 10'2")
Range of fitted units; stainless steel sink & drainer; space for fridge freezer & dryer; plumbed for washing machine; shelved hot press; oil boiler; tiled floor.

EXTERIOR

OUTHOUSE

4.11 m x 3.19 m (13'6" x 10'6")
Concrete floor; power & light.

OUTSIDE FEATURES

- Stunning views overlooking the River Bush to the front.
- Gravel driveway & large parking area for several cars.
- Private South facing rear garden & patio area.
- Mature landscaped garden areas surrounding the property
- Wild flower garden to the front.



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FLOORPLAN



Information Contained Here Is Deemed Highly Reliable But Not Guaranteed As To Its Accuracy. For Your Personal Detailed Floor Plans Please Obtain Independently.

PHOTOS



PHOTOS

