



# **18 BALLAGHMORE ROAD, BUSHMILLS**



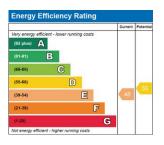


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## 18 BALLAGHMORE ROAD, BUSHMILLS

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**

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

T: 028 7083 5444 E: portstewart@philiptweedie.com W: https://philiptweedie.com

#### **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.

#### BFDROOM 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")

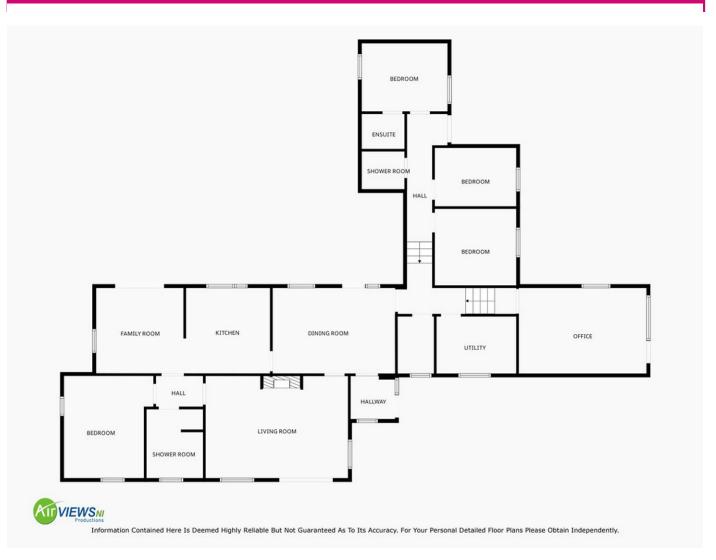
Concrete floor; power & light.

#### **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**



## **PHOTOS**













# **PHOTOS**



































