



**9 MANSE VIEW, 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>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		83	83

**FIXED PRICE £275,000**

# 9 MANSE VIEW, BUSHMILLS

This beautifully finished three bedroom townhouse is the final remaining home at Manse View, ideally positioned on Priestland Road on the edge of Bushmills.

Completed and ready for immediate occupation, the property offers bright, modern interiors with a high-quality finish throughout. The open-plan kitchen features a central island, quartz work surfaces, premium appliances and clean contemporary styling, with space for living and dining that works perfectly for both everyday life and entertaining.

Upstairs are three well-proportioned bedrooms, including a principal bedroom with ensuite, along with a luxurious bathroom. Zoned underfloor heating to the ground floor and triple-glazed windows provide excellent comfort and efficiency.

To the rear, a low maintenance paved patio garden enjoys open countryside views. Allocated parking and attractive communal landscaping complete the setting. Local amenities are close by, with the seaside village of Portballintrae just a short drive away.

## FEATURES

- Luxury turnkey specification throughout.
- Open-plan kitchen with living & dining areas.
- Zoned underfloor heating to ground floor.
- Triple-glazed windows in insulated uPVC frames.
- Enclosed garden with paved patio.
- Allocated parking and communal landscaped areas.
- NHBC 10-year Buildmark warranty.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: TBC

ANNUAL SERVICE CHARGE: TBC

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Tiled floor.

## KITCHEN & DINING

4.06 m x 5.08 m (13'4" x 16'8")

Modern fitted kitchen with quartz work surfaces; island with breakfast bar seating; integrated Hisense fridge freezer and Smeg dishwasher; twin built in AEG ovens; induction hob with extractor unit over; stacked AEG washer and dryer. Tiled flooring and sliding patio doors to the rear. Open plan to living area.

## LOUNGE

5.69 m x 3.93 m (18'8" x 12'11")

Tiled flooring throughout.

## DOWNSTAIRS WC

2.19 m x 1.03 m (7'2" x 3'5")

Vanity unit with wash hand basin; wall mounted toilet; tiled flooring and part tiled walls.

## FIRST FLOOR

### LANDING

### BEDROOM 1

3.85 m x 2.76 m (12'8" x 9'1")

Double bedroom to the rear.

### ENSUITE

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

Tiled shower cubicle with rainfall shower and hand attachment; vanity unit with wash hand basin and backlit mirror; wall-mounted toilet; matt black towel radiator; tiled flooring and tiled walls.

### BEDROOM 2

3.83 m x 2.51 m (12'7" x 8'3")

Double bedroom to the front.

### BEDROOM 3

2.67 m x 2.21 m (8'9" x 7'3")

Further bedroom to the rear.

### BATHROOM

2.30 m x 2.46 m (7'7" x 8'1")

Tiled panel bath with shower over; vanity unit with wash hand basin and feature backlit mirror; wall mounted toilet; matt black towel radiator; tiled flooring and tiled walls.

## EXTERIOR FEATURES

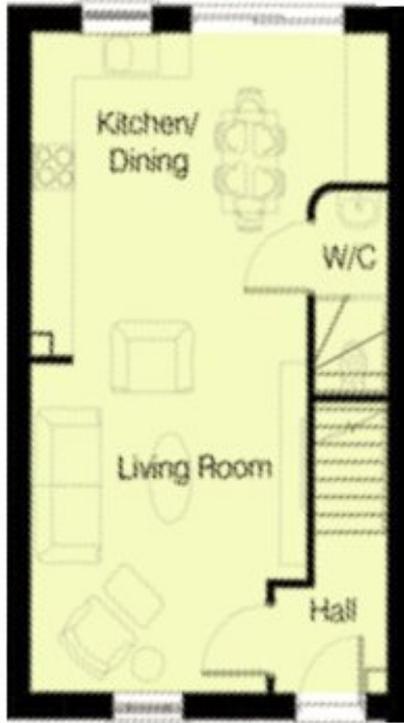
- Allocated car parking.
- Fully enclosed patio garden to the rear.
- Outside lighting and power supply.
- Landscaped communal areas.

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

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# FLOORPLAN

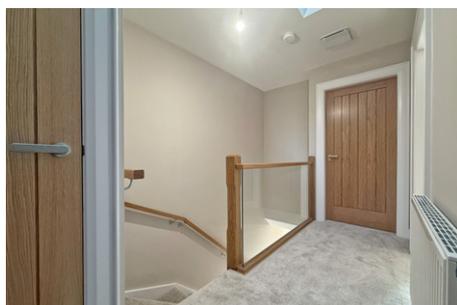


GROUND FLOOR



FIRST FLOOR

# PHOTOS



# PHOTOS

