



18 RUNKERRY HOUSE, BUSHMILLS



X 2



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	56	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS AROUND £210,000

18 RUNKERRY HOUSE, BUSHMILLS

THIS PROPERTY IS EXCLUSIVELY FOR PERSONAL USE ONLY - NO LETTINGS OF ANY KIND ARE PERMITTED

Situated within the historic Runkerry House development, number 18 forms part of the original carriage house, offering a unique blend of heritage and modern comfort. This two storey townhouse is accessed through the paved courtyard and benefits from two well proportioned bedrooms, one of which includes an ensuite.

The first floor offers an impressive open plan living space, highlighted by vaulted ceilings and beautiful reclaimed wood floors, creating a sense of warmth and character. Partial sea views add a touch of coastal charm to the property, while the surrounding communal gardens provide a peaceful retreat. Like all homes in this prestigious development, direct access to the scenic coastal path ensures the beauty of the North Coast is never far away.

FEATURES

- Oil fired central heating.
- Traditional timber sash windows with double glazing.
- Partial sea views towards the North Coast.
- Communal gardens plus direct access to coastal paths and beautiful beaches just moments away.
- Secure gated development with excellent car parking.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,960.80

ANNUAL SERVICE CHARGE: Approximately £4,000 plus exceptional expenses.

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: www.philiptweedie.com

ENTRANCE HALL

5.64 m x 1.97 m (18'6" x 6'6")

Tiled floor, cloaks cupboard.

BEDROOM 1

3.71 m x 3.55 m (12'2" x 11'8")

Double bedroom to the front; wood flooring.

ENSUITE

1.74 m x 3.54 m (5'9" x 11'7")

Panel bath with shower over; toilet; wash hand basin; tiled floor; extractor fan.

BEDROOM 2

3.71 m x 3.10 m (12'2" x 10'2")

Double bedroom to the front; wood flooring.

SHOWER ROOM

1.73 m x 3.09 m (5'8" x 10'2")

Large tiled shower cubicle; toilet; wash hand basin; tiled floor; chrome towel radiator; extractor fan.

FIRST FLOOR

OPEN PLAN KITCHEN, LIVING & DINING

5.54 m x 8.86 m (18'2" x 29'1")

Vaulted ceilings; reclaimed wood flooring.

KITCHEN & DINING AREA

Range of fitted units; laminate work surfaces; sink; electric oven & hob with extractor unit over; space for fridge; plumbed for washing machine; Juliet balcony with partial sea views.

LIVING AREA

Cast iron fireplace with wood surround and tiled hearth.

EXTERIOR FEATURES

- Gated development with communal car parking.
- Well maintained communal gardens surround the property.
- Direct access to the coastal path leading to Runkerry Strand and the Giants Causeway.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.

PHOTOS



