



## 30 CAUSEWAY ROAD, BUSHMILLS



X 3



X 1



X 1

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	58	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £270,000

# 30 CAUSEWAY ROAD, BUSHMILLS

A charming semi-detached cottage in a truly unique setting, positioned right beside the Giant's Causeway and enjoying far-reaching views across the countryside towards the coast at Portballintrae, Portrush and beyond to the Donegal headlands.

The accommodation comprises three bedrooms (one on the ground floor), a dining kitchen and a cosy lounge with fireplace. Externally, the property boasts a gated driveway plus a large garden providing excellent outdoor space.

With world-famous attractions, scenic walks, beaches and local amenities all close by, this cottage represents a rare opportunity to secure a home in one of the North Coast's most iconic locations.

## FEATURES

- Oil-fired central heating.
- Double glazing in uPVC frames.
- Large garden in lawn to the rear.
- Gated driveway to the front.
- 
- 
- 
- 
- 

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,074.15

ANNUAL SERVICE CHARGE: £0

## 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](mailto:portstewart@philiptweedie.com)  
W: <https://philiptweedie.com>

## ENTRANCE PORCH

()

## LOUNGE

3.93 m x 5.16 m (12'11" x 16'11")

Cast-iron fireplace with wood surround and tiled hearth; laminate wood floor; access to under stairs storage with hot water cylinder.

## KITCHEN

3.89 m x 3.93 m (12'9" x 12'11")

Range of fitted units; laminate work surfaces; stainless steel sink; plumbed for washing machine and space for dryer; electric oven and hob with extractor over; vinyl flooring; door to the rear.

## REAR PORCH

1.31 m x 0.93 m (4'4" x 3'1")

## BEDROOM 1

2.94 m x 2.97 m (9'8" x 9'9")

Double bedroom to the front.

## BATHROOM

2.56 m x 2.57 m (8'5" x 8'5")

Panel bath; walk-in shower; toilet; wash hand basin; vinyl flooring.

## FIRST FLOOR

()

## BEDROOM 2

3.95 m x 5.15 m (13'0" x 16'11")

Double bedroom to the front; built-in cupboard.

## BEDROOM 3

3.94 m x 3.92 m (12'11" x 12'10")

Double bedroom to the rear.

## EXTERIOR

()

- Large garden in lawn to the rear.
- Gated driveway to the front.
- Outside light and tap.

()

()

()

()

()

()



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



# PHOTOS

