



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:
ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants 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; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

Score	Energy rating	Current	Potential
2+	A		
1-91	B		
9-80	C		
5-68	D	61 D	64 D
9-54	E		
1-38	F		
-20	G		

BUSHMILLS

2 Ritchies Wood

BT57 8WD

Offers Over £249,500

028 7083 2000
www.armstronggordon.com

Stunning 3 bedroom riverfront townhouse over 4 half floors with levels fronting the scenic River Bush. This property is extremely spacious and in good condition throughout. There are 3 good sized bedrooms and the master suite on the basement level benefits from its own ensuite and dressing room. Early viewing is highly recommended.

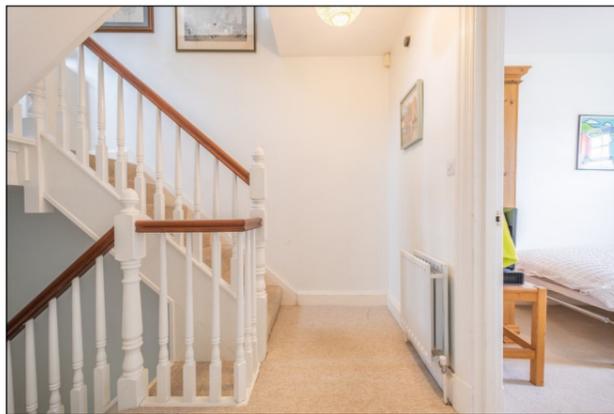
Travelling into Bushmills from Portrush go past Dunluce School and take your first right. On the left hand side you will see a yellow housing development, No 2 is on the upper left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR

Entrance Hall:

With tiled floor. 7'2 wide



FIRST FLOOR

Open Plan Lounge/Kitchen/Dining Area:

23'5 x 17'7

Lounge:

With cast iron fireplace with tiled hearth and wood surround, doors to balcony with views of River Bann and surrounding countryside.



Kitchen/Dining Area:

With stainless steel sink unit, high and low level units with tiling between, stainless steel oven, hob, stainless steel extractor fan, space for American style fridge freezer, plumbed for automatic washing machine, tiled floor, recessed lighting and drawer bank.



LOWER GROUND

Bedroom 2:

With views of river. 15'1 x 9'5



Bedroom 3:

With views of river. 10'4 x 7'10



Bathroom & Wc:

With white suite, fully tiled walk in shower cubicle, fully tiled walls, tiled floor, recessed lights, storage cupboard and extractor fan.

BASEMENT LEVEL

Bedroom 1:

With patio doors to concrete area with views of river. 1'7'10 x 11'4

Dressing Area:

10'1 x 8'3



Ensuite:

With fully tiled walk in shower cubicle , wc, wash hand basin, fully tiled walls, tiled floor and recessed lights.

EXTERIOR FEATURES

Outside to rear (riverside) there is a established shrubbery. Outside to front there is a private parking space for no.2.



SPECIAL FEATURES

- ** Gas Fired Central Heating
- ** Wooden Double Glazed Windows & Doors
- ** Modern Style Accommodation Over 4 Floors
- ** Private Parking
- ** Central Location Close To All Local Amenities
- ** Good Decorative Order Throughout

CAPITAL VALUE

£120,000 (Rates: £ 1027.56 PA Approx)

TENURE

Leasehold

MANAGEMENT COMPANY

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Current Service Charge is £275.50 per annum (08.06.2021)

