

## For Sale

182 Ballybogey Road, Bushmills, BT57 8UQ

Offers Over **£289,950**



### Property Overview

- Detached Chalet Bungalow
- 4 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed doors and windows
- uPVC fascia, soffit and downpipes
- Beam vacuum system
- Oak interior doors, skirting, architrave and staircase
- 1.7 Acre site including paddock, two garages and large storage shed
- Countryside location approximately 3.5 miles from Bushmills and approximately 6 miles from Coleraine
- Rates: The assessment for the year 2019/2020 is £2130.70
- EPC Rating - D60

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**SPACIOUS ENTRANCE HALL:**

With Karndean flooring, telephone point, uPVC double glazed front door, integrated LED wall lights.

**WALK IN STORAGE CUPBOARD**

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**LOUNGE:**

4.47m x 3.99m (14'8 x 13'1) with Marble surround fireplace, inset and hearth, Karndean flooring, television point.



**OPEN PLAN KITCHEN, DINING AREA AND SUN ROOM:**

**KITCHEN:**

5.21m x 4.17m (17'1 x 13'8) with eye and low level units finished with granite worktops, one and a half bowl stainless steel recessed sink units, tiled floor, space for American style fridge freezer, wine rack, breakfast island, television point, integrated dishwasher, recessed ceiling lights, double patio doors to raised barbeque area.

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**DINING AREA:**

4.17m x 4.09m (13'8 x 13'5) with raised dining area, Karndeian flooring.



**SUN ROOM:**

4.32m x 4.17m (14'2 x 13'8) with Karndeian flooring, feature floor to ceiling red brick fireplace with wood burning stove, television point, double patio doors to raised barbeque area.

**UTILITY ROOM:**

4.06m x 3.07m (13'4 x 10'1) with low level units, Karndeian flooring, single bowl stainless steel sink unit, space for washing machine, space for tumble dryer, tiled floor.

**CLOAKROOM:**

Comprising w.c. and wash hand basin, tiled floor, floor to ceiling tiled splashback.

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**BEDROOM (1):**

4.75m x 4.22m (15'7 x 13'10) with Karndean flooring, recessed ceiling lights, television point.

**EN-SUITE:**

Comprising freestanding ball and claw bath, jet shower cubicle with multi option jet selection, w.c. and wash hand basin, chrome heated towel rail, fully tiled walls, shaver point.

**WALK IN DRESSING ROOM:**

2.44m x 2.41m (8'0 x 7'11) with Karndean flooring, built in shelving.

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**BEDROOM (4):**  
3.45m x 3.12m (11'4 x 10'3)

**WALK IN LINEN CUPBOARD:**  
2.13m x 1.8m (7'0 x 5'11)with built in shelving.

**OAK STAIRCASE LEADING TO FIRST FLOOR SPACIOUS GALLERY LANDING**



**BEDROOM (2):**  
4.42m x 3.96m (14'6 x 13'0) with access to eaves.



**BEDROOM (3):**  
4.42m x 3.96m (14'6 x 13'0) with access to eaves.

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**SHOWER ROOM:**

Comprising tiled walk in shower cubicle with thermostatic shower system, tiled floor, w.c. and wash hand basin with floor to ceiling tiled splashback.

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## EXTERIOR FEATURES

Gardens to front, side and rear laid in lawn enclosed by fencing. Screened lane, driveway and parking area surrounding the property. Carport to rear. Outside security lights, outside water tap. PVC oil tank. Raised patio area. 1 Acre paddock to rear and side.

## DETACHED GARAGE:

7.92m x 6.1m (26'0 x 20'0) with colour coded roller door, roof space storage, lights and power points, pedestrian door to side.

## DETACHED GARAGE:

6.71m x 4.57m (22'0 x 15'0) with colour coded roller door, lights and power points.

## STORAGE SHED:

14.63m x 7.01m (48'0 x 23'0) with lights and power points.

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## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

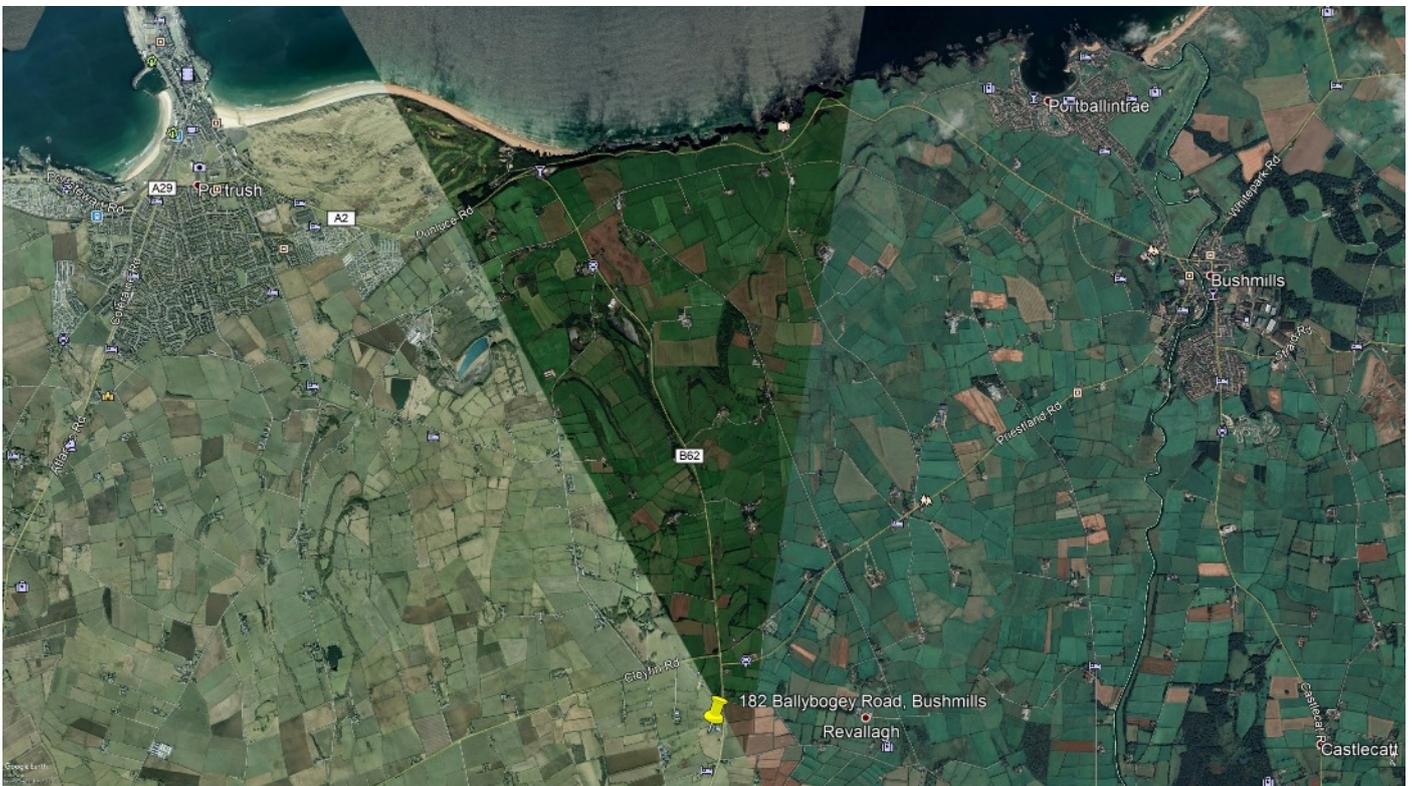
**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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**Property Location:**

On travelling through Ballybogey in the direction of Bushmills and Portrush along the Ballybogey Road (B62), approximately 500 meters before the Priestland Road Junction, Number 182 is situated on the left hand side.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	
<b>Full EPC available on request</b>			

**OFFICE OPENING HOURS**

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

**WEBSITE AND E-MAIL**

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
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**PROPERTY REFERENCE**  
 COL0066 240220/SH

**OUR OFFICE LOCATION**



Google maps

