

For Sale

24 Craigaboney Road, Bushmills, Coleraine, BT57 8XD

Offers Over **£135,000**



Property Overview

- Semi-Detached House
- 3 Bedrooms, 1 Reception Room
- Oil Fired Central Heating
- uPVC double glazed windows
- uPVC fascia & Soffits
- Countryside views with Runkerry House and Portballintrae in the distance
- Situated on a 1/3 of an Acre
- Rates: The assessment for the year 2022/2023 is £696.16
- EPC Rating - D57

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ENTRANCE PORCH:

With telephone point.



LOUNGE:

14' 5" x 11' 6" (4.40m x 3.50m) (MAX) With fireplace housing electric fire with wooden mantel, tiled inset and hearth, television point, access to understairs storage.

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KITCHEN / DINNING AREA:

14' 5" x 7' 3" (4.40m x 2.20m) With eye and low level units tiled between, single basin stainless steel sink unit with drainer, space for free standing cooker, extractor fan, space for free standing fridge freezer, plumbing for washing machine.

REAR PORCH:

With access to electricity box, rear access door.

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BEDROOM 3:
9' 5" x 8' 8" (2.86m x 2.64m) With access into built storage closet and hot press.

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BATHROOM:

Comprising W.C. and wash hand basin with tiled splashback, tiled floor, panel bathtub with shower head attachment and tiled splashback.

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1st FLOOR:

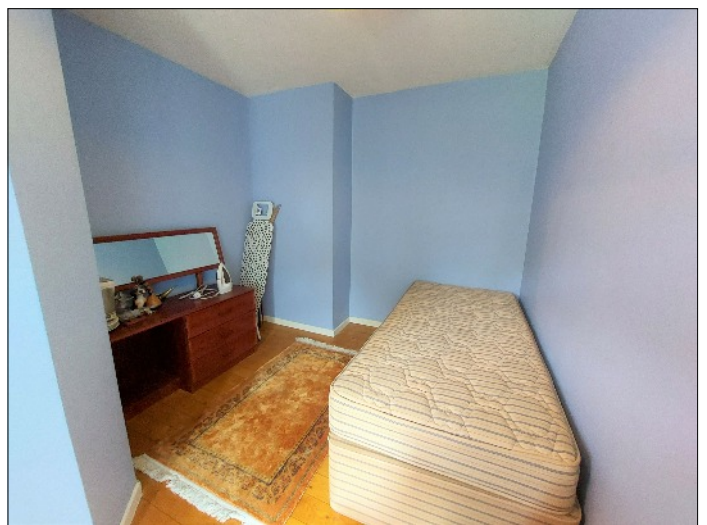
Landing: With access into roofspace.



BEDROOM 1:

14' 5" x 11' 10" (4.40m x 3.60m) (MAX) With wooden flooring

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BEDROOM 2:
14' 6" x 8' 9" (4.41m x 2.66m) (MAX) With wooden flooring.

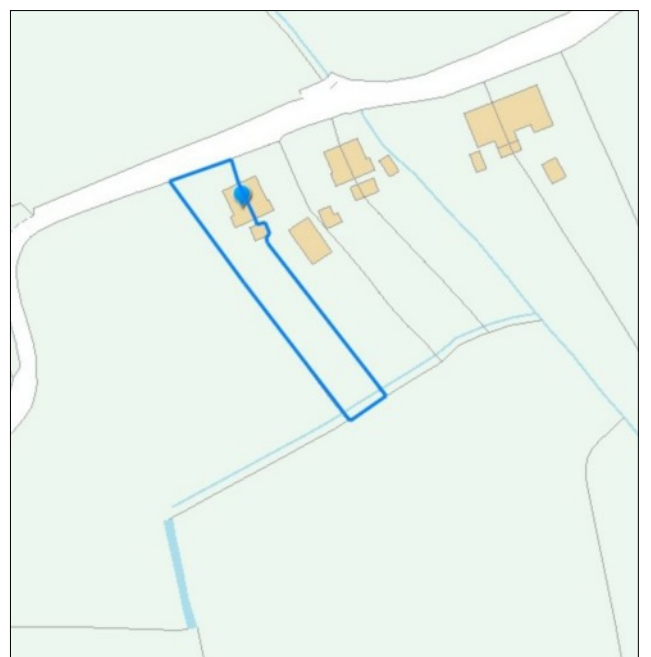
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EXTERIOR FEATURES:

With enclosed front garden laid in lawn with gated access, tarmac driveway leading to rear of the property, garden to side laid in lawn with assortment of bushes and shrubbery. Extensive garden to rear, access to boiler house and coal storage shed, PVC oil tank.

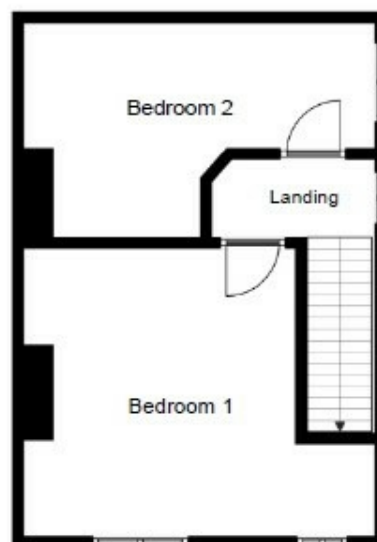
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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

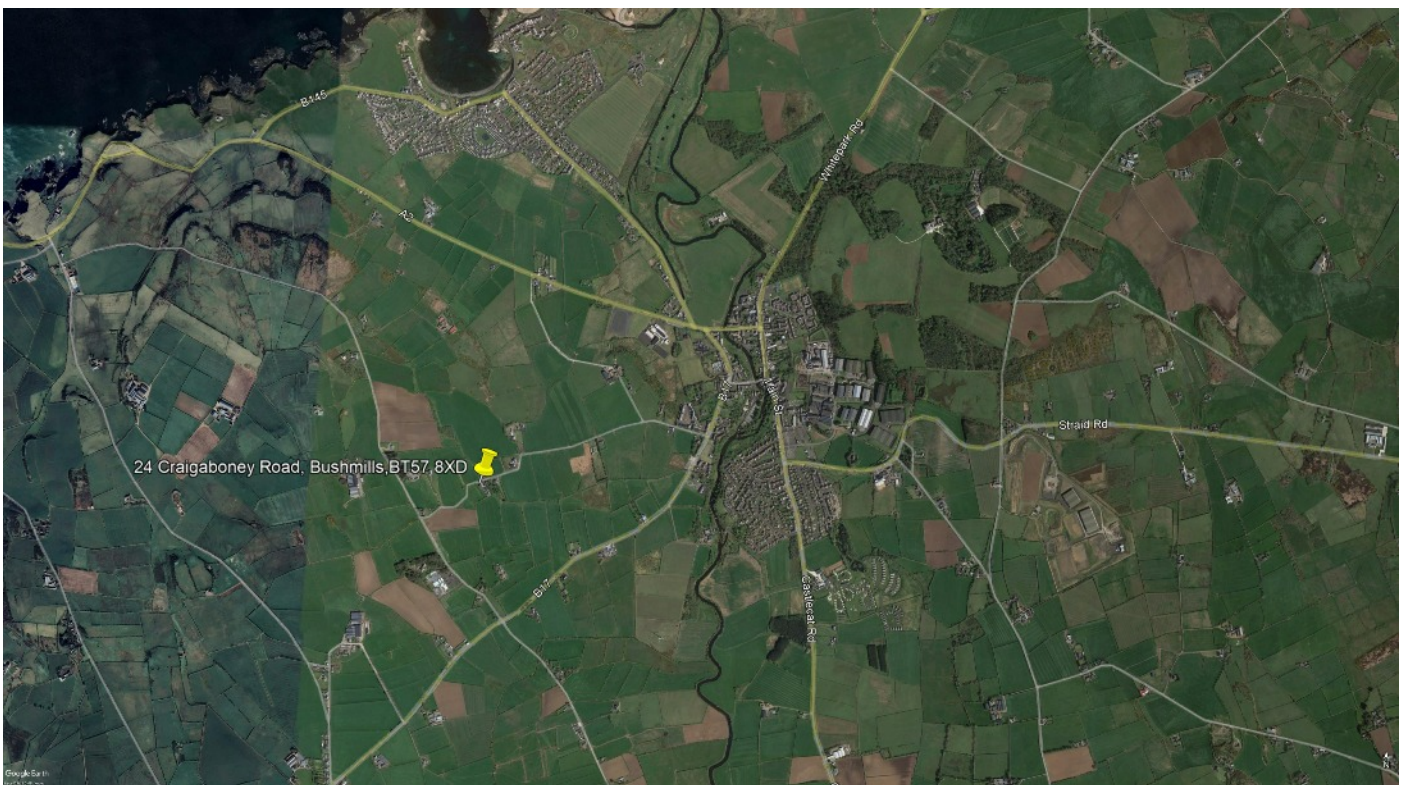
For illustrative purposes only. Not to scale.

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.
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Property Location:

Driving towards Bushmills along the Priestland Road, take a left onto Ballyclogh Road. Take the next right onto Craigaboney Road where number 24 is located on the right.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	57	61
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
Full EPC available on request		

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

coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE

COL0162 080622/SH

OUR OFFICE LOCATION



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