

## For Sale

8 Loughbeg Cottages, Cozies Road, Castlecatt, Bushmills BT57 8ZE

Offers Over **£125,000**



### Property Overview

- End terrace cottage
- 3 Bedrooms, 1 Reception Room
- Gas fired central heating (can be set by text message)
- uPVC double glazed windows
- Excellent condition both internally and externally
- Countryside views to the rear of the property
- Screened driveway to side and garden to rear
- Can only be used as a holiday home
- Rates: The assessment for the year 2019/2020 is £799.01
- Management Fee: The assessment for the year 2019/2020 is £397.20
- EPC Rating - D60

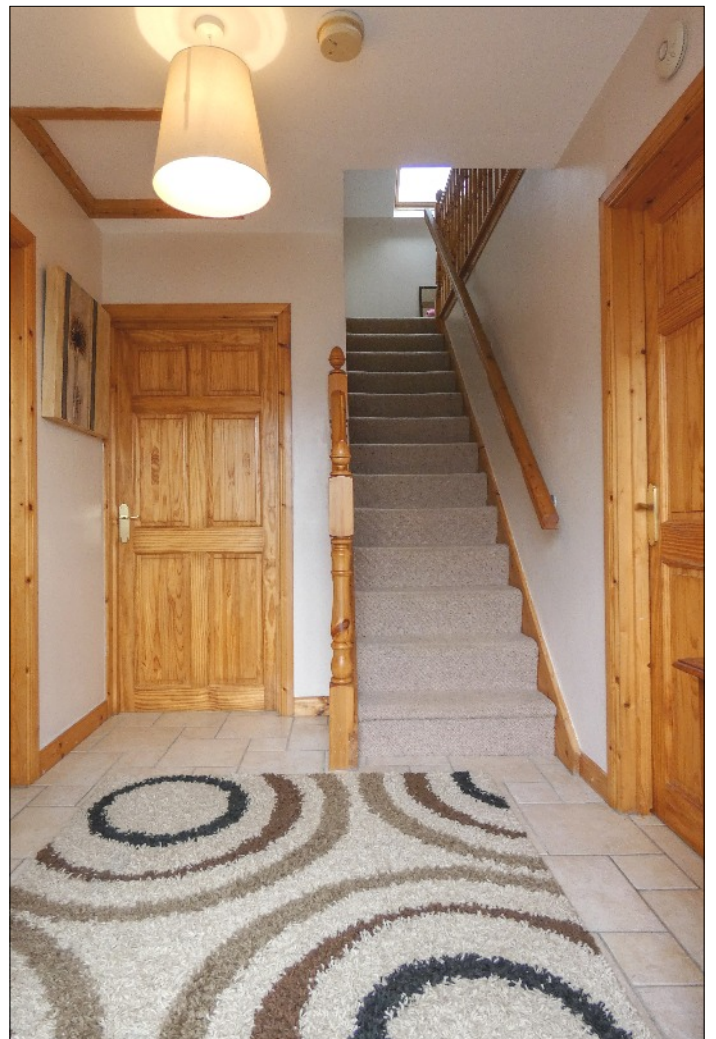


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**Entrance Hall:**

With tiled floor, composite front door, access to roof space, provision for telephone point, smoke alarm.





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**Open plan Lounge / Dining Area / Kitchen:**  
20'7 x 15'2 (6.27m x 4.62m)

**Lounge Area:**

With wooden surround fireplace, cast iron inset, tiled hearth, piped for gas fire, television point, tiled floor, recess shelving.

**Kitchen Area:**

With eye and low level units, tiled between units, tiled floor, Diplomat gas 4 ring hob, electric oven, one and a half bowl stainless steel sink unit, stainless steel extractor fan, plumbed for dishwasher, space for fridge / freezer, composite rear door.

**Under stair storage / Utility:**

With part tiled floor, plumbed for automatic washing machine, boiler, light.





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**Bedroom (3):**  
12'3 x 9'9 (3.73m x 2.97m) with laminate flooring.



**Bathroom and w.c. Combined:**  
Comprising panel bath with shower attachment, wash hand basin, w.c., tiled around bath, tiled floor, extractor fan.





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**FIRST FLOOR**

**Landing:**

With Keylite window, access to roof space, smoke alarm.



**Bedroom (1):**  
11'7 x 10'3 (3.53m x 3.12m)

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**Bedroom (2):**  
11'7 x 10'1 (3.53m x 3.07m)

**Shower Room:**  
Comprising PVC panelled shower cubicle with mains shower fitting, wash hand basin, w.c., tiled floor, extractor fan, Keylite window, light with shaver point.



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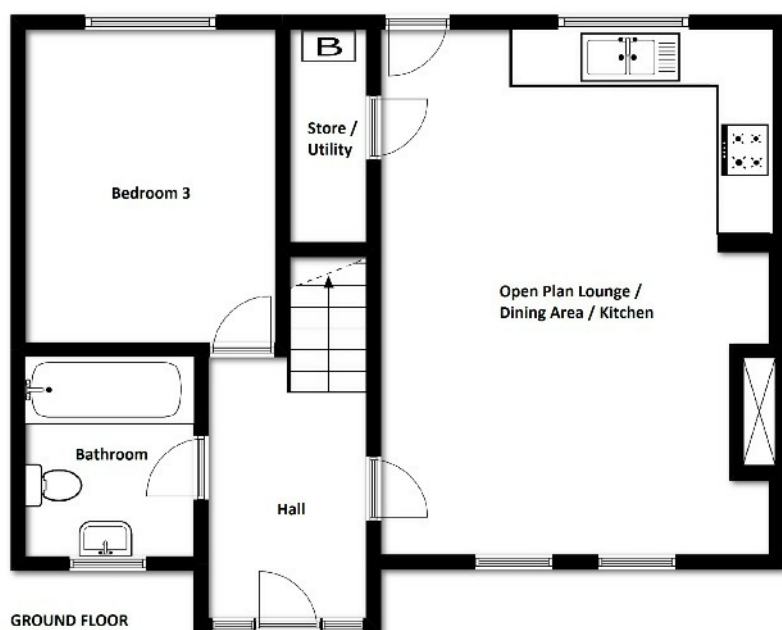
#### EXTERIOR FEATURES

Screened area to front and parking to side. Garden laid in lawn to rear with concrete patio area. Outside light to front and rear. PVC guttering.

All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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## FLOOR PLANS



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

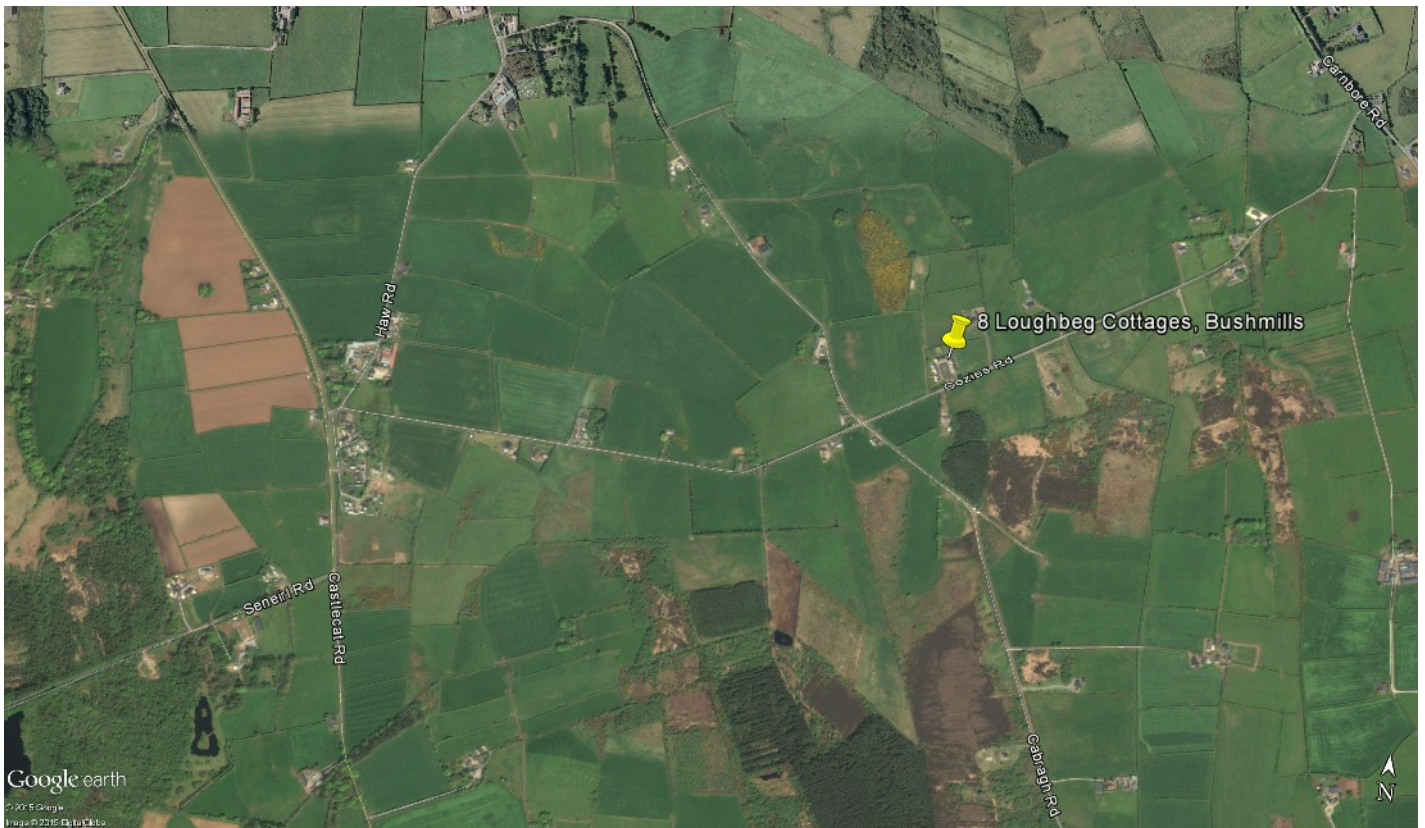
**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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1. The particulars are prepared for the guidance only for prospective purchaser. They are Intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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.
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8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.



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### Property Location:

On leaving The Diamond in Bushmills along the B66 in the direction of Derrykeighan / Dervock, proceed approximately 2.4 miles to just before the small settlement of Castlecatt. Turn left at the sign post for Billy, then turn first right onto Cozies Road, travel approximately 0.8 mile (crossing over a cross roads) and Loughbeg Cottages is on the left hand side.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 
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](http://www.mcafeeproperties.co.uk)  
[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

#### PROPERTY REFERENCE

PST1307 210220/RT

#### OUR OFFICE LOCATION



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