



3 BALLYALLAGHT FARM COTTAGES, BUSHMILLS



- TOWNHOUSE
- GAS CENTRAL HEATING
- COASTAL VIEWS
- 3 BEDROOMS
- 1 RECEPTION ROOM
- 2.5 BATHROOMS

OFFERS OVER £175,000

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	47
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



(028) 7083 5444

WWW.PHILIPTWEEDIE.COM



*An attractive townhouse situated in a popular development close to the famous Giants Causeway and the many local attractions and beaches on the North Antrim Coast. The 3 bedroom property offers excellent accommodation and benefits from access to communal gardens and stunning coastal views towards Rathlin Island.*

#### **FEATURES**

- 3 bedrooms (1 with ensuite), kitchen, lounge, bathroom and downstairs toilet.
- Gas fired central heating system.
- Double glazing in wooden frames.
- Car parking to the front.
- Garden to the rear.

#### **ACCOMMODATION**

##### **ENTRANCE HALL:**

Tiled floors.

##### **DOWNSTAIRS TOILET:**

Low flush WC; pedestal wash hand basin; tiled flooring and extractor fan.

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**KITCHEN:**

10'9 x 13'1

Range of high and low level units; laminate work surfaces; stainless steel sink unit; electric oven; gas hob with extractor unit over; integrated fridge freezer; plumbed for washing machine and dishwasher; tiled floor and open to lounge.



**LOUNGE:**

17'8 x 12'1

Cast iron fireplace with wood surround and gas fire; tiled flooring; coastal views towards Rathlin Island.

**FIRST FLOOR LANDING:**

Shelved cupboard; access to roof space.

**BEDROOM (1):**

9'6 x 12'8

Double bedroom to the rear with coastal views.



**ENSUITE:**

7'9 x 2'11

Tiled shower cubicle; low flush WC; pedestal wash hand basin; tiled flooring; extractor fan.



**BEDROOM (2):**

8'4 x 9'1

Double bedroom to the front.

**BEDROOM (3):**

7'8 x 9'1

Further bedroom to the rear with coastal views.

**BATHROOM:**

8'2 x 5'7

Panel bath with shower over; low flush WC; pedestal wash hand basin; tiled flooring and extractor fan.





Regulated by RICS



### EXTERNAL FEATURES

- Car parking to the front.
- Communal garden to the rear.
- Outside light.

### DIRECTIONS

Leaving Bushmills on the Whitepark Road continue past the Smugglers Inn for approximately 1 mile and the development will be situated on the right hand side.

### ADDITIONAL INFORMATION

**TENURE:** Freehold

**ANNUAL RATES:** £888.93

**ANNUAL MANAGEMENT FEE:** APPROX £500.00



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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