



# FLETCHER TORRENS

Property Sales and Lettings



## 8a Revallagh Road, Bushmills, BT57 8UG

- Detached Property
- Oil Fired Central Heating
- Integral Double Garage
- 5 Bedrooms/5 Receptions
- Argon Filled uPVC Double Glazing
- Ideal Family Home

### OFFERS AROUND £459,950

HERE 7 DAYS A WEEK FOR YOU

## ADDITIONAL KEY FEATURES

- Stunning Countryside Views
- 2 En-Suite Bedrooms
- South Facing Rear Garden
- 1.7 Acre Site
- Ground Floor Under Flooring Heating System With Digital Stats
- Bison Slabs Between Floors
- 'Speech Dialler' Alarm System with P.A. Buttons
- Automatic Electric Gates
- 'Gorenje' Kitchen Appliances
- Property Built in 2008
- Solid Oak Doors & Skirtings
- Broadband Infinity Enabled
- Rates Approx £2539 per annum

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	74	74
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

Fletcher Torrens are delighted to offer for sale this bespoke 5 bedroom/5 reception residence sitting on a beautiful 1.7 acre site with manicured landscaped gardens, in an idyllic rural setting, approximately 3 miles from the village of Bushmills, and 5 miles from the sea side town of Portrush.

This exceptional property was built in 2008 and is finished to a high level of specification. This one-off unique family home has been planned and designed with modern family living and entertaining very much in mind.

Internally, the property has an array of high quality fixtures and fittings including 'Gorenje' kitchen appliances, 'Speech Dialler' alarm system, solid oak doors and skirtings throughout, and underfloor heating on the ground floor.

Externally, automatic electronic gates lead up an extensive driveway, which provides vehicular access all around property, to a large double garage and sweeping lawn.

The stunning interior consists of a bright and spacious hallway leading onto the living room, formal dining room, family room with multi fuel burning stove, large sunroom and large open kitchen/dining area which enjoys stunning countryside views.

On the first floor there is a large open bright landing leading to 5 excellent sized bedrooms (2 en-suite), main family bathroom and large games room.

Located at the gateway to the stunning North Antrim coastline, this outstanding property offers rural living in a stylish modern home. We recommend an early internal viewing to fully appreciate everything this excellent family home has to offer.

## **ACCOMMODATION**

### **PORCH**

Tiled flooring, alarm keypad.

### **HALLWAY**

Tiled flooring, oak staircase, understair storage, thermostat.

### **LIVING ROOM (16'10" x 12'10")(5.12m x 3.90m)**

Carpet, gas fireplace with granite hearth and insert, wooden surround, power points, TV point, telephone point, thermostat, wooden blinds.

### **DINING ROOM (16'9" x 13'1")(5.11m x 3.98m)**

Laminate flooring, power points, double french doors, thermostat, wooden blinds.

### **SEPARATE WC**

Tiled flooring, WC, pedestal wash hand basin, extractor.

### **KITCHEN/DINING (20'4" x 25'4")(6.20m x 7.71m)**

#### **KITCHEN**

Tiled flooring, eye and low level solid oak units, granite worktops and splashback, 1.5 under-counter sink unit, integrated microwave, integrated double oven, integrated coffee machine, integrated gas hob, stainless steel extractor fan, integrated dishwasher, space for American fridge/freezer, island with wine cooler and vegetable sink, built-in wine rack, recess lighting, power points, elevated TV point.

#### **DINING**

Tiled flooring, power points, double patio doors with roller blinds leading to rear, wooden blinds.

### **UTILITY (6'6" x 17'9")(1.98m x 5.40m)**

Tiled flooring, eye and low level units, stainless steel sink unit, plumbed for washing machine, space for dryer, power points, alarm keypad, thermostat.

### **FAMILY ROOM (11'5" x 16'10")(3.47m x 5.12m)**

Tiled flooring, multi-fuel burner, elevated TV and power points, telephone point, power points, recess lighting, wooden blinds.

### **SUN ROOM (13'0" x 13'0")(3.97m x 3.97m)**

Tiled flooring, power points, recess lighting, thermostat, patio doors with roller blinds leading to rear, wooden blinds.

### **SEPARATE WC**

Tiled flooring, WC, corner pedestal wash hand basin, extractor.







































## **FIRST FLOOR**

### **BEDROOM 1 (16'9" x 11'7")(5.10m x 3.52m)**

Carpet, power points, TV point, built-in sliding mirrored wardrobes, wooden blinds.

### **BEDROOM 2 (13'1" x 12'4")(3.99m x 3.77m)**

Carpet, power points, TV point, built-in sliding wardrobe, wooden blinds.

### **BEDROOM 2 EN-SUITE**

Tiled flooring, WC, pedestal wash hand basin, fully tiled shower cubicle with thermostat shower, chrome towel radiator, mirror with light, extractor.

### **BEDROOM 3 (11'3" x 12'6")(3.42m x 3.81m)**

Carpet, power points, TV point, built-in sliding mirrored wardrobes, wooden blinds.

### **BATHROOM (9'1" x 8'3")(2.78m x 2.51m)**

Tiled flooring, WC, pedestal wash hand basin, jacuzzi P-shaped panel bath with thermostat overhead shower and glass screen, tiled to ceiling around bath, chrome towel radiator, mirror with light, extractor.

### **MASTER BEDROOM (13'0" x 16'9")(3.97m x 5.11m)**

Carpet, power points, TV point, built-in sliding mirrored wardrobes, alarm keypad, wooden blinds.

### **MASTER BEDROOM EN-SUITE**

Tiled flooring, WC, pedestal wash hand basin, fully tiled shower cubicle with thermostat shower, chrome towel radiator, mirror with light, extractor.

### **BEDROOM 5 (16'9" x 11'7")(5.11m x 3.52m)**

Carpet, power points, TV point, built-in sliding mirrored wardrobes, wooden blinds.

### **GAMES ROOM (28'5" x 19'4")(8.65m x 5.90m) access through bedroom 3 or garage via second staircase**

Laminate flooring, power points, TV point, storage in eaves, 'Velux' window with blinds, wooden blinds.











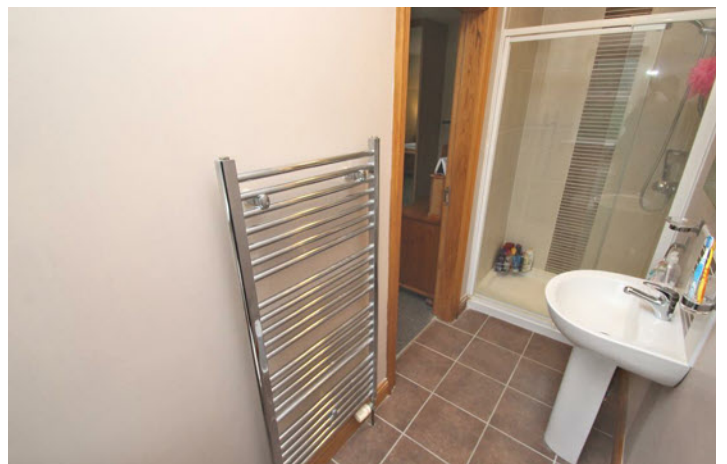






















## **EXTERIOR**

### **INTEGRAL GARAGE (24'6" x 19'4") (7.47m x 5.90m)**

Double electric roller doors, windows, boiler, power points, lighting, shelving, stairs leading to games room, access to attic.

### **FRONT**

Tarmac driveway, laid in lawn, electric gates.

### **REAR**

Patio area, extensive lawns, mature hedging, mature trees, oil tank, greenhouse, 2 x outside taps, steps to lawn area, vegetable plot.







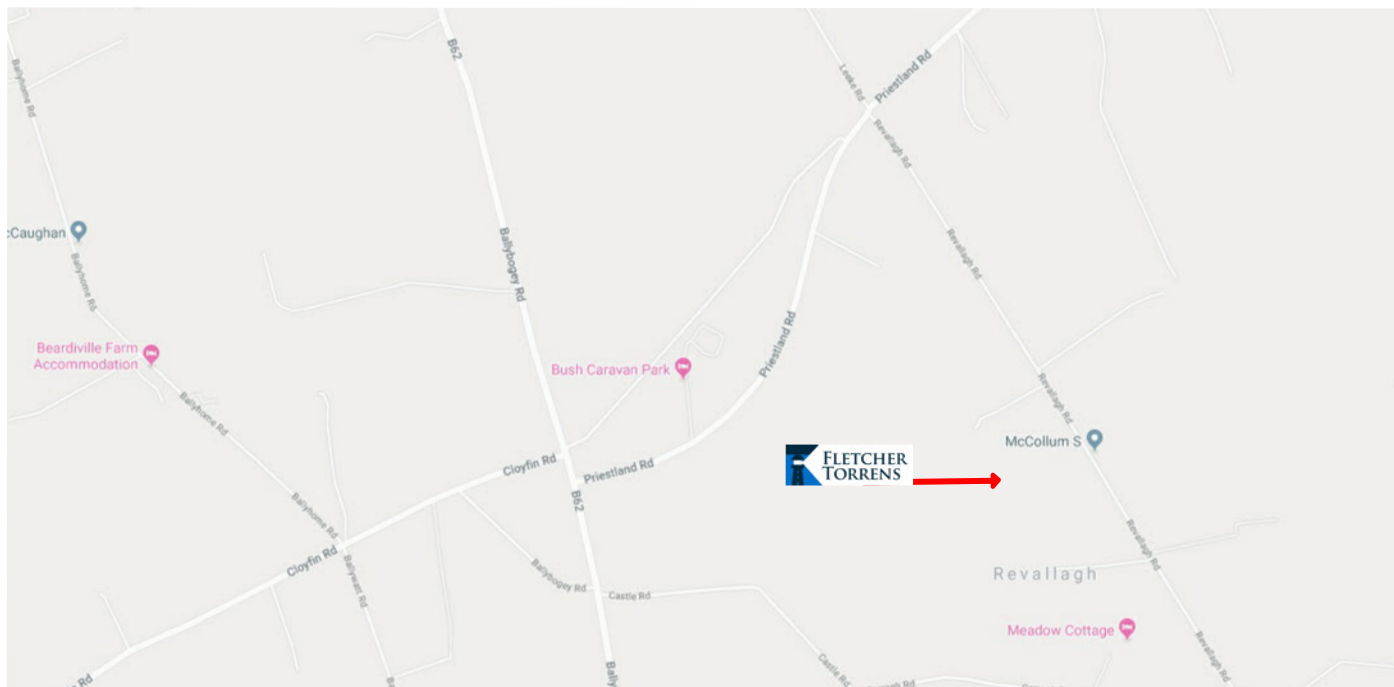












## DIRECTIONS

Leaving Portrush on the B26 Ballybogeey Road, travel approx 2.6 miles from the Royal Court and turn left onto the Priestland Road, turn right onto the Revallagh Road, turn right and travel approximately 300 meters and No. 8a will be situated on the right hand side.

## PLACING AN OFFER

When placing an offer we will require the following information:

- Name and Address of all Purchasers
- Contact Number
- Email Address
- Details of Property to Sell
- If you are Cash/Subject to Mortgage

## PROOF OF FUNDS

Due to the Money Laundering Regulations 2017 (MLR2017) we are required by law to have the following on file for all purchasers:

- Purchaser's ID**
  - A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
- Proof of Funds**
  - A decision in principle for mortgage OR a letter from a financial advisor/ accountant/ solicitor stating there is sufficient funds OR copy of a bank statement.
- Proof of Current Address**
  - Copy of a utility bill, e.g. telephone or rates

### Lettings Department

Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.

For further details please contact our office.

Tel: 028 7082 4999

E: [lettings@fletchertorrens.com](mailto:lettings@fletchertorrens.com)



**FLETCHER  
TORRENS**  
Property Sales and Lettings



### OFFICE OPENING HOURS

Monday	09:00 - 17:00
Tuesday	09:00 - 17:00
Wednesday	09:00 - 17:00
Thursday	09:00 - 17:00
Friday	09:00 - 17:00
Saturday	10:00 - 14:00

### Mortgage Advice

If you are moving house or investing in property, we can put you in touch with a professional mortgage advisor. This is a free, no obligation service, so why not contact Mark Shields to see what he has to offer.

Tel: 028 9023 4433

Mob: 077 9977 1861

E: [mark@shieldsfinance.co.uk](mailto:mark@shieldsfinance.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.

