



Boasting a remarkable site with panoramic views across Cushendall Bay and the Irish Sea to the West Coast of Scotland this charming home will have wide appeal from owner-occupiers to those looking for a weekend retreat in this most picturesque setting.

The accommodation briefly comprises a living room open plan to dining room fronting the water, fitted kitchen, family shower room and three bedrooms with en suite bathroom. Of further note is the proximity to the village shops, services, Golf Club and beaches.

A rare opportunity to acquire a property in such surroundings we encourage an appointment at your earliest convenience.

Offers Over
£375,000

7 Dalriada Park,
Cushendall,
BALLYMENA,
BT44 0QH

Viewing by
appointment
through agent
028 9066 3030



- Detached bungalow on stunning site overlooking Cushendall Bay
- Quiet residential location only a few 100m from the village centre with it's many amenities
- Living room with wood effect floor open to dining room with window-box seating and stunning views
- Fitted kitchen with access to rear
- Three bedrooms, master with en suite bathroom
- Modern shower room with feature white suite
- Generous driveway parking, front and rear gardens in lawns
- Oil fired central heating

The Property Comprises:

Ground Floor

Wooden front door with glazed insets and side panels to . . .

ENTRANCE HALL: Laminate wood effect floor and shelved storage cupboard, access via pull-down ladder to partially floored roofspace.

LIVING ROOM: 13' 0" x 10' 11" (3.96m x 3.33m) Matching wood floor, tiled fireplace and hearth.



Open to . . .

DINING ROOM: 14' 2" x 10' 9" (4.32m x 3.28m) Matching wood floor, box seating, magnificent views.



KITCHEN: 13' 10" x 8' 0" (4.22m x 2.44m) Fitted kitchen with range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, plumbed for dishwasher, part tiled walls.

BEDROOM (1): 13' 0" x 11' 0" (3.96m x 3.35m) Laminate wood effect floor.



ENSUITE BATHROOM: 8' 0" x 7' 5" (2.44m x 2.26m) Bathroom suite comprising low flush wc, pedestal wash hand basin, P-shaped bath with electric shower.



BEDROOM (2): 9' 11" x 9' 0" (3.02m x 2.74m) Laminate wood effect floor.

BEDROOM (3): 9' 6" x 8' 11" (2.9m x 2.72m) Laminate wood effect floor.

SHOWER ROOM: 6' 1" x 5' 5" (1.85m x 1.65m) Fully tiled white suite comprising low flush wc, pedestal wash hand basin, corner shower cubicle, chrome heated towel rail.



Outside

Driveway parking to the front. Private rear garden in lawn. Potting shed. Boiler house with oil fired boiler.





Ground Floor

Approx. 97.4 sq. metres (1048.2 sq. feet)



Total area: approx. 97.4 sq. metres (1048.2 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Location:

Travelling North on the A2 from Ballygalley continue through Glenarm, Carnlough and Waterfoot. As you enter Cushendall turn right into Dalriada Avenue which continues into Dalriada Park.

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
www.templetonrobinson.com

Energy Rating

Epc Type: Domestic

Current: F30

Potential: E43

EPC Landmark Code: 9111-0423-7470-5009-3972

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38	30	43
G 1-20		
Not energy efficient - higher running costs		



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