

FOR SALE

Offers around £170,000

**Daniel**  
**Henry**  
ESTATE AGENTS



36 Drumnagee Road, Bushmills, BT57 8TF

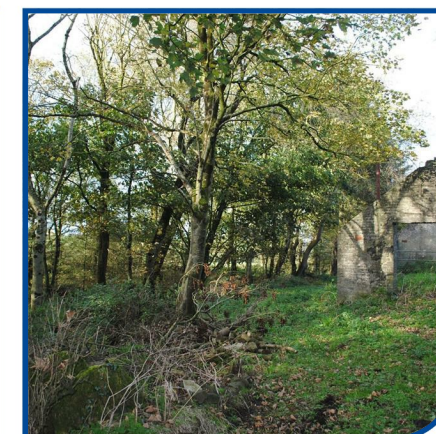
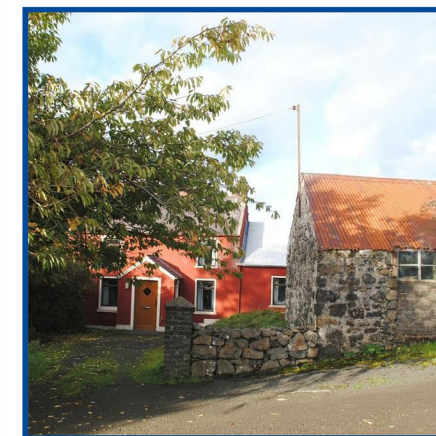
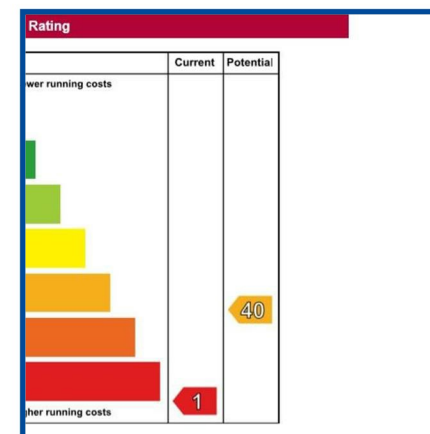


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	40

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland	EU Directive 2002/91/EC	15 20



- 3 Bedroom 1.5 Reception Detached House
- Site Extending to Approx 1.5 Acres
- Partial Sea View To Rear
- Extensive Range of Outbuildings
- Part Double Glazed Windows
- Provision For Oil Fired Central Heating
- Requires Refurbishment
- EPC Rating G1



1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.  
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.  
3. These particulars do not constitute a contract or part of a contract.  
4. All measurements quoted are approximate.  
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



## DESCRIPTION

Rarely does such an opportunity arise to purchase a property with such an idyllic setting together with mature site, extensive range of outbuildings and with partial sea view to the rear. Requiring refurbishment the property is sure to appeal to a wide range of purchasers and viewing comes highly recommended to appreciate the potential what this property has to offer.

### Entrance Hall

### Lounge

14'11 x 10'9 to widest points (4.55m x 3.28m to widest points)

### Kitchen

14'10 x 11'0 (4.52m x 3.35m)

Eye and low level units, provision for sink unit.

### Utility Room

9'0 x 8'6 (2.74m x 2.59m)

### Cloakroom

With wc and wash hand basin.

### Bedroom 3

14'10 x 8'6 (4.52m x 2.59m)

### First Floor Landing

Access to roofspace.

### Bedroom 1

15'2 x 8'11 (4.62m x 2.72m)

### Bedroom 2

15'3 x 6'11 (4.65m x 2.11m)

### Bathroom

Suite comprising bath with telephone hand shower attachment and tiled splash back, wc, wash hand basin, hotpress.

## EXTERIOR

Property approached by a laneway leading to a spacious tarmac and concrete yard. Mature gardens to front bordered by plants, trees and shrubs. Large wooded area to side with small grassed paddock. There is also an extensive range of outbuildings, some of which need renovation works

### Outbuilding 1

14'4 x 12'11 to widest point (4.37m x 3.94m to widest point)

### Outbuilding 2

### Outbuilding 3

22'2 x 10'5 to widest points (6.76m x 3.18m to widest points)

### Outbuilding 4

### Outbuilding 5

### Outbuilding 6

21'5 x 12'6 (6.53m x 3.81m)

### Outbuilding 7

## DIRECTIONS

Leaving Bushmills on the Whitepark Road travel towards Lisnagunagoe travel for approx 3.5 miles, turn right onto Drumnagee Road. Travel for approx 1 mile and No. 36 will be situated on your left hand side.

