For Sale

11 Aird Clachan, Causeway Road, Bushmills, BT57 8AS

Offers Over £205,000

Property Overview

- Semi detached house
- 4 Bedrooms, 1 Reception Room
- Gas fired central heating
- Woodgrain uPVC double glazed windows
- Parking for 3 cars to rear
- Panoramic views of the countryside, sea and coastline views including beyond to Portrush and Donegal

- Excellent holiday home with garden to front and side
- Rates: The assessment for the year 2015/2016 is £1522.00
- Management Fee: The assessment for the year 2015/2016 is £530.00
- EPC Rating - E52
Exterior covered porch area:
With outside lighting and garden store.

Entrance Hall:
With Oak flooring, under stairs storage, telephone point, walk-in cloaks cupboard, hot press.

Cloakroom:
Comprising wash hand basin, w.c., Oak flooring, extractor fan.
Open plan Lounge / Dining Area / Kitchen:
23'11 x 18'8 (7.29m x 5.69m) (Max) with feature vaulted ceiling in front section of lounge, Oak flooring, fireplace with tiled hearth and stove, television point.
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**Kitchen:**
8'9" x 8'4" (2.67m x 2.54m) with eye and low level Pine units, granite worktop, Jawbox sink, tiled between units, Hotpoint oven and hob, plumbed for dishwasher, tiled floor.

**Bedroom (4):**
12'0" x 8'9" (3.66m x 2.67m) with Oak flooring.
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Turning staircase leading to:

FIRST FLOOR

Landing:
With linen cupboard, access to roof space.

Bedroom (1):
12'6 x 11'9 (3.81m x 3.58m)

En-suite:
Comprising tiled corner shower cubicle with mains shower fitting, wash hand basin, w.c., extractor fan, light with shaver point.
Bedroom (2):
12'1 x 12'1 (3.68m x 3.68m) with telephone point.

Bedroom (3):
8'10 x 8'5 (2.69m x 2.57m)
Bathroom and w.c. combined:
Comprising panel bath with tiling above, wash hand basin, w.c., tiled shower cubicle with Redring electric shower fitting, tiled floor, extractor fan, light with shaver point.
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EXTERIOR FEATURES

Garden laid in lawn to front and side with gates to sides and enclosed by small feature wall. Garden store. Outside lighting. Water tap to side. Parking to rear suitable for 3 cars.

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

![Floor Plan Diagram]

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.

MISREPRESENTATION CLAUSE: McAfee Portstewart, give notice to anyone who may read these particulars as follows:

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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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Portstewart for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.
Property Location:
On leaving Bushmills towards the Giants Causeway, proceed past the Giants Causeway centre and Aird Clachan is located less than a mile past on the right hand side.
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OFFICE LOCATION

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE
PST1013  170415/RT
BC 181115  PC 030216  PC 260916
PC 150317

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