

**Exterior Features**

Tarmac driveway.  
Screened garden areas to side.  
Outside light and tap.

**Additional Features:**

Oil fired heating - Firmus gas is available to connect to in Eagry Gardens  
Double glazed windows in PVC frames  
PVC barge boards and soffits  
Panelled internal doors  
Immediate occupation available

**For further details and permission to view contact selling agents.**

**Solicitor:**

Gillen & Co Solicitors, 3a Old Kenlis Street, Banbridge, BT32 3BD.

**Property Reference:**

CR4422.JD.130417



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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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.
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8. None of the systems or equipment in the property has been tested by McAfee Coleraine for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations.



**Bushmills**  
**39 Eagry Gardens BT57 8AU**

This generous sized semi-detached house is located in the very popular Eagry Gardens development - a perfect base to explore the North Coast and its many attractions. The property was constructed approximately 12 years ago by Armoys Homes and comprises three bedrooms (one with Ensuite) and one plus reception rooms. Due to the expected level of interest, an early viewing comes highly recommended.

**Offers Around £135,000**

**Coleraine Office**  
20 New Row  
Coleraine BT52 1AF  
**T : 028 7034 2224**

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)

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**Location:**

Leaving Bushmills on the Straid Road turn left into Eagry Park, continue straight ahead to the mini-roundabout and turn left into Eagry Gardens. The property is located turning first left and is situated on the right hand side.

**Accommodation  
Comprising:**

**GROUND FLOOR**

**Entrance Hall:**

with tiled floor and telephone point.



**Lounge:**

21'0 x 12'3 with fireplace with granite tiled inset and matching hearth, polished wooden floor and T.V. point.



**Kitchen & Dining Area:**

15'6 x 13'3 (max) with bowl and a half 'Franke' sink unit, range of high and level units with glass display cabinet and concealed lighting, built-in hob and oven with extractor fan over, integrated fridge freezer, tiled floor, part tiled walls., T.V. point and PVC double doors leading to outside.

**Utility Room:**

11'9 x 5'3 with single drainer stainless steel sink unit, low level cupboards, tiled floor, part tiled walls and plumbed for washing machine and dishwasher. Separate w.c. with tiled floor, pedestal wash hand basin, top flush w.c. and extractor fan.



**FIRST FLOOR**

**Landing:**

with access to roofspace via Slingsby type ladder. Roofspace part floored with light and power.

**Bathroom:**

White suite comprising bath with part tiled walls over, pedestal wash hand basin, top flush w.c., tiled walk-in shower cubicle with Redring shower fitting, recessed spot lights and extractor fan.

**Bedroom (1):**

13'3 x 12'3 with T.V. point. **Ensuite** comprising tiled walk-in shower cubicle with mains shower fitting, top flush w.c., pedestal wash hand basin, recessed spot lights and extractor fan.

**Bedroom (2):**

12'4 x 10'0 with T.V. point and built-in wardrobe.

**Bedroom (3):**

10'0 x 8'5

