



SALE AGREED

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## 2 Bushfield Mill Park, BT47 4UQ



A rare opportunity to purchase a beautiful 4 bedroom detached residence within Park Village, located in the popular Bushfield Mill development.

This property boasts three reception rooms two of which have wood burning stoves and four large bedrooms with master ensuite.

Extending to circa 2,500 sq ft, this beautiful residence is maintained to a high standard throughout offering an opportunity to acquire a superb property on a private corner site.

Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

- Large corner site
- Circa 2,500 sq st
- Private enclosed rear garden
- Outdoor patio and decking area
- Countryside & mountain views
- Tarmac driveway

**POA**

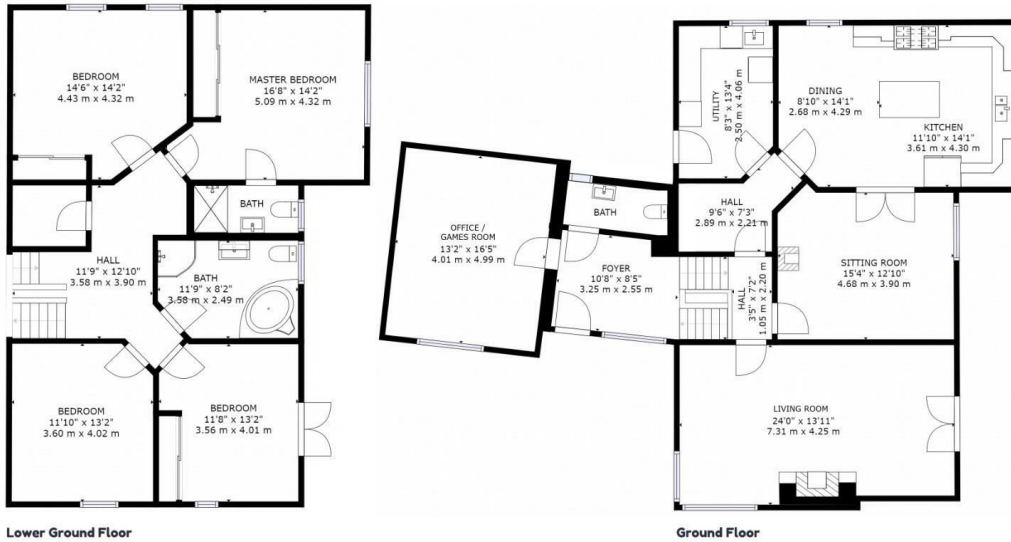
### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

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## 2 Bushfield Mill , Park



**TOTAL FLOOR AREA - 2,500 SQ FT APPROX**

The architectural perspective is for illustrative purposes only and as such, the floor plan shown may vary from the actual finish onsite. Plans are not to scale and all measurements are approximate.

### Energy Efficiency Rating

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

**Northern Ireland**

EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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**Northern Ireland**

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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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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