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FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

# 79 Dunluce Road, Bushmills BT57 8SJ

Prominent Coastal Detached Dwelling with planning permission for extension / refurbishment



# LOCATION

**Rare opportunity to acquire a property that places you at the heart of Northern Ireland's most iconic and beloved coastal region with a host of local facilities.**

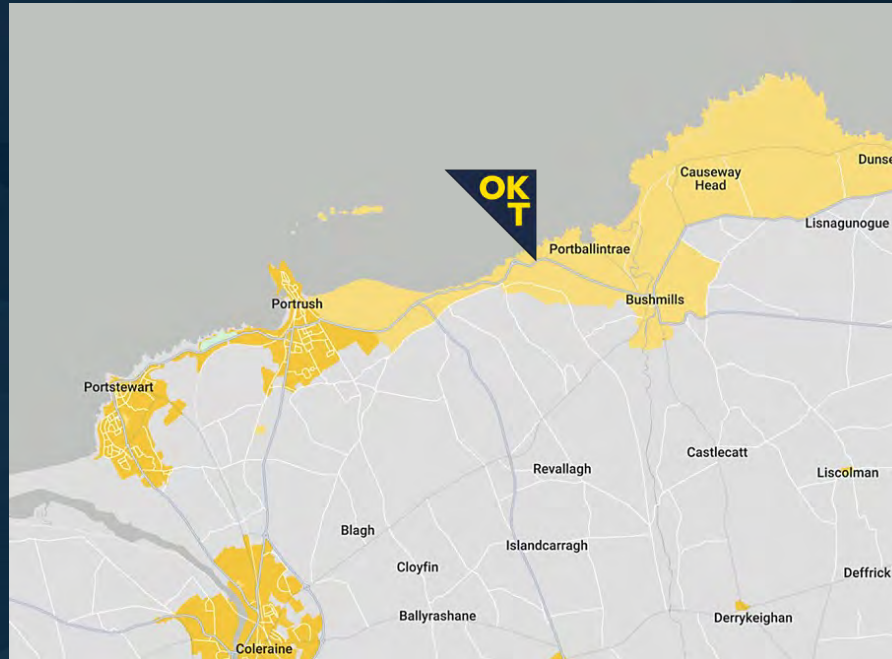
With panoramic sea views of the Atlantic Ocean and immediate access to some of the region's top destinations, the property is an ideal opportunity for a holiday home, full-time residence, or investment property in one of Northern Ireland's most sought-after locations.

The immediate surrounding area boasts attractions including Dunluce Castle, world-renowned Giant's Causeway, Carrick-A-Rede Rope Bridge, Old Bushmills Distillery and many 'Game of Thrones' locations to explore.

For nature lovers there are many coastal walking trails and White Rocks Beach, West Strand Beach, Portstewart Strand and Castlerock Beach are all close by offering the opportunity for beachcombing, water sports and for the more adventurous, surfing.

For golfers, the Royal Portrush Golf Club, host of the recent Open Championship and Portstewart Golf Club are only a short distance away.

The area also has an excellent selection of cafés, restaurants and artisan shops, as well as being covered by the main brand supermarkets all within a 20 minute drive.



## Nearby Amenities

- Dunluce Castle (2 minutes drive)
- Bushmills Distillery (5 minutes)
- Giant's Causeway (10 minutes)
- Royal Portrush Golf Course (8 mins)
- Ramore Restaurants (12 minutes)
- White Rocks Beach (5 minutes)

**C. 3  
MILES  
TO  
PORTRUSH**

**C. 6  
MILES  
TO  
PORTSTEWART**

**C. 8  
MILES  
TO  
COLERAINE**

**C. 14  
MILES  
TO  
BALLYCASTLE**



# DESCRIPTION

The subject comprises a prominent detached residence extending to c. 2,613 sq ft set within an impressive corner site boasting an area of c. 1 acre.

Planning permission is approved for an extensive refurbishment / extension of the existing house, as outlined on the floorplans on the next page of this brochure. This will see the house tastefully modernised and transitioned through to once again being a house of note on the popular A2 Causeway Coast route. Costs of this to be borne by the purchaser of course.

There are sea views from north facing first floor rooms from this location and its only a short distance from Portballintrae

Neighbouring lands available if required — further details on request.

DESCRIPTION	AREA (M <sup>2</sup> )	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Porch / Hallway	13.7	147
Living Room	44.7	481
Dining Room	15.8	170
Kitchen	37.9	408
Servery	5.3	57
Conservatory	27.5	296
Utility Room	6.5	70
WC Facilities	2.3	25
Garage	15.5	167
<b>FIRST FLOOR</b>		
Bedroom 1	15.7	169
Bedroom 2	13.8	148
Bedroom 3	26.5	285
Bedroom 4	8.0	86
Bathroom	9.8	104
<b>TOTAL ACCOMMODATION</b>	<b>270.0</b>	<b>2,613</b>

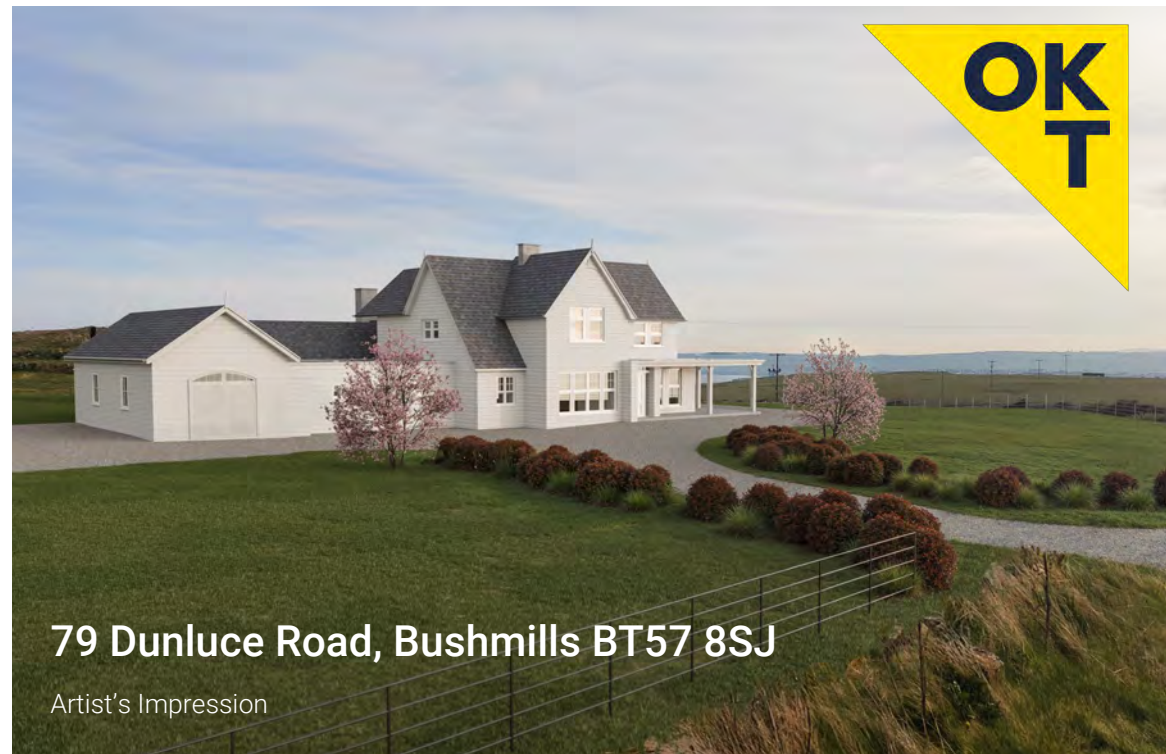
## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE REF 10232







## Proposed Extension Floor Plans





# SALES DETAILS

PRICE: On Application  
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV (RATES PAYABLE)

CAPITAL VALUE £320,000

Estimated rates payable in accordance with LPS Website:  
**£3,273.60**

All perspective purchasers should make their own enquiries to confirm the rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**MARK PATTERSON**

mark.patterson@okt.co.uk

**HENRY TAGGART**

henry.taggart@okt.co.uk  
07989 552758

