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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	46 E	
21-38	F		
1-20	G		

PORTRUSH

9 Girona Crescent

BT56 8PT

Offers Over £294,500

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A delightful and beautifully well maintained three bedroom detached bungalow constructed circa mid 1980's and occupying a generously proportioned site on the well established Girona Crescent. Internally, the property has spacious accommodation throughout offering a neutral internal decor and would be ideally suited for those looking for a family or retirement home in this beautiful part of the North Antrim coastline. Externally the property benefits from well maintained lawns with spacious front garden area. Located in the popular seaside resort of Portrush, the property benefits from being on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and an excellent choice of well known restaurants. The selling agent strongly recommends early internal appraisal.

Leaving Portrush on the Ballywillin Road from Crocknamack Road and heading towards Coleraine, take your second right into Girona Avenue and then second left into Girona Crescent. No 9 will be located on your left hand side.

ACCOMMODATION COMPRISES:

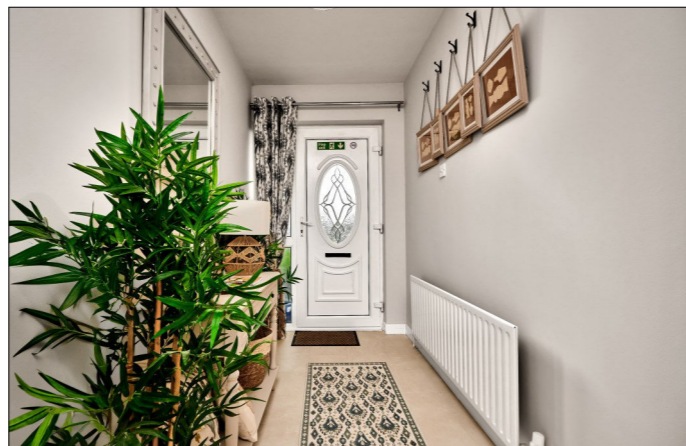
GROUND FLOOR:

Entrance Hall:

4'9 wide with hot press, large storage cupboard with access to roof space and tiled floor.

Lounge:

With feature wood beam surround fireplace with slate hearth and laminate wood floor. 15'7 x 11'8



Kitchen/Dining Area: 17'6 x 11'5

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for fridge freezer, space for cooker, extractor fan above, plumbed for automatic washing machine, drawer bank, thermostat controls, tiled floor and pedestrian door leading to rear garden.



Bedroom 1:

11'4 x 9'8



Bedroom 2:

9'8 x 9'7



Bedroom 3:

9'9 x 7'6

Bathroom:

With white suite comprising w.c., wash hand basin with PVC cladded splashback, PVC cladded round bath with telephone hand shower over, PVC cladded walk in shower cubicle with electric shower, shaver point and tiled floor.



EXTERIOR FEATURES:

Garden to rear is laid in lawn and fenced in with paved patio area. Tarmac path surrounding property with additional garden room. Extensive tarmac driveway leading to attached garage 17'6 10'7 with plumbing for automatic washing machine, space for tumble dryer, up and over door, light and power points and pedestrian door to rear. Large garden to front is laid in lawn with screened area to side. Light to front and rear. Tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Attached Garage
- ** Popular Residential Area

TENURE:

TBC

CAPITAL VALUE:

£125,000 (Rates: £1225.50 p/a approx.)

