



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

46 Hopefield Grove

BT56 8QJ

Offers Over £274,500

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A delightful and modern four bedroom detached house in the Hopefield development, located just off the Hopefield Road. Constructed circa 2007 by the Kennedy Group, the property was finished to a good standard throughout and offers bright and spacious accommodation with a very neutral theme right through. Externally there is a fully enclosed and generously proportioned rear garden. 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. This is a home which should attract interest to a wide spectrum of potential purchasers and we strongly recommend early internal appraisal.

Approaching Portrush from Coleraine on the Atlantic Road, turn right at the Magheraboy House Hotel onto the Magheraboy Road. Take your first left onto Hopefield Road and first left again into Hopefield Gardens, first right and right again into Hopefield Grove. No 46 will be situated in the third cul de sac on your right hand side.

ACCOMMODATION COMPRISES:

Entrance Hall:

6'9 wide with understairs storage and tiled floor.

Separate W.C.:

With wash hand basin with tiled splashback and extractor fan.

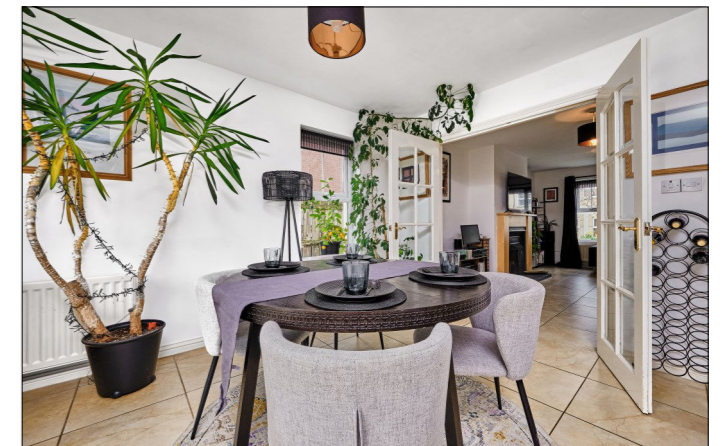
Lounge:

With pine surround fireplace with cast iron inset, tiled hearth and tiled floor. 17'8 x 11'5 French doors leading to:



Kitchen/Dining Room:

With single drainer stainless steel sink unit, range of high and low level units with tiling between, integrated fridge freezer, gas hob, stainless steel oven, extractor fan above, plumbed for automatic dishwasher, drawer bank, tiled floor and sliding doors leading to rear garden. 19'0 x 18'9



Utility Room:

With single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine, space for tumble dryer, extractor fan, boiler, tiled floor and pedestrian door leading to rear garden. 6'8 x 5'9



FIRST FLOOR:

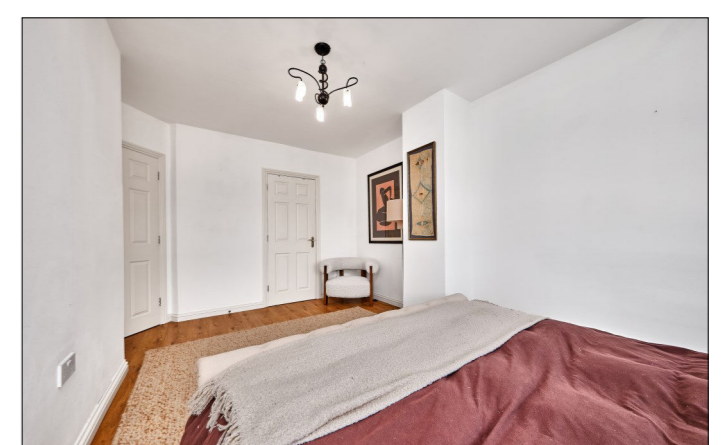
Landing:

With laminate wood floor, access to roof space and hot press.

Bedroom 1:

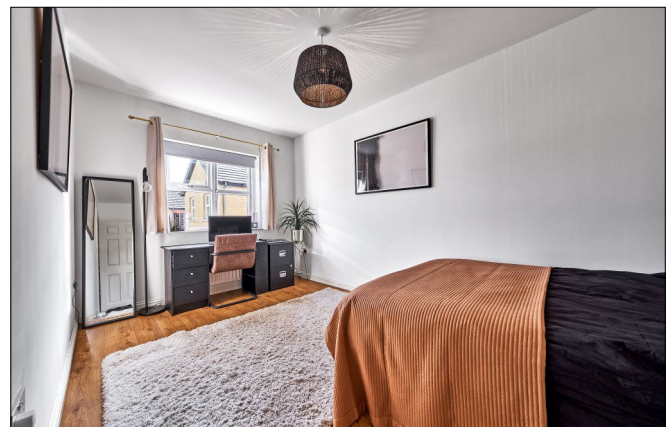
With laminate wood floor. 16'6 x 9'7

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, extractor fan, light and shaver point.



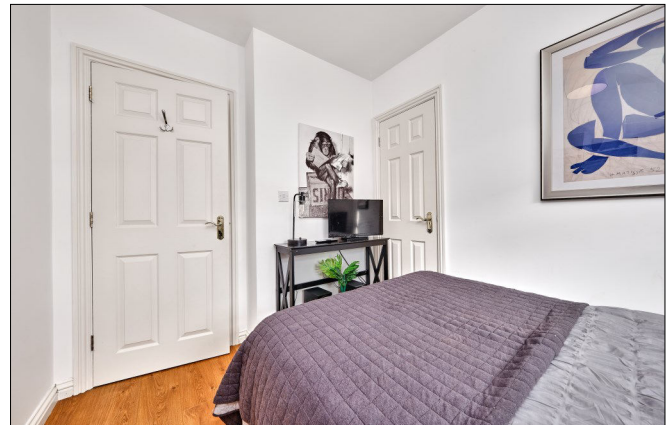
Bedroom 2:

With laminate wood floor. 15'7 x 8'8



Bedroom 3:

With laminate wood floor and built in wardrobe. 8'6 x 7'6



Bedroom 4:

With laminate wood floor and built in wardrobe.
11'4 x 9'0



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, tiled round bath, fully tiled walk in shower cubicle with electric shower and extractor fan.

EXTERIOR FEATURES

Tarmac driveway leading to screened area to side of property with grass to front. Garden to rear is fully enclosed and laid in lawn with extensive paved patio area. Shed to rear. Light to front, side and rear. Tap to rear.

SPECIAL FEATURES

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Generously Proportioned Rear Garden
- ** Popular Residential Development

CAPITAL VALUE

£150,000 (Rates: £1470.60 p/a approx.)

TENURE

Leasehold

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £110.00 per annum (12.03.25).**

