

## For Sale

22 Hamilton Place, Portrush, BT56 8DP

Offers Over **£139,950**



### Property Overview

- Mid Terrace House
- 3 Bedrooms, 1 Reception Room
- Solid fuel heating
- uPVC double glazed windows
- Partial sea and coastline views from the first floor to the rear, including East Strand beach, Royal Portrush golf course and along the Causeway coast
- uPVC fascia, soffits and guttering
- Close to town centre, beaches, golf courses and primary schools
- Ideal for first time buyer / holiday home
- Rates: The assessment for the year 2024/2025 is £1023.55
- EPC Rating - TBC

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**Entrance Porch:**

With uPVC glass panel front door, tiled floor, glass panel door to:

**Entrance Hall:**

With staircase to first floor.

**Lounge / Dining Area:**

20' 4" X 11' 11" (6.19m X 3.62m) with brick fireplace, tiled hearth, back boiler, laminate flooring, dimmer switch lighting, television and telephone points, under stairs storage.



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**Kitchen:**

10' 5" X 10' 4" (3.17m X 3.14m) with eye and low level units, tiled between units, one and a half bowl stainless steel sink unit, stainless steel extractor fan, breakfast bar, tiled floor, Belling oven, Whirlpool hob, integrated Whirlpool dishwasher, integrated Blomberg fridge / freezer, plumbed for washing machine, uPVC glass panel door to:

**Rear Porch:**

With uPVC glass door to Hamilton Place Lane.

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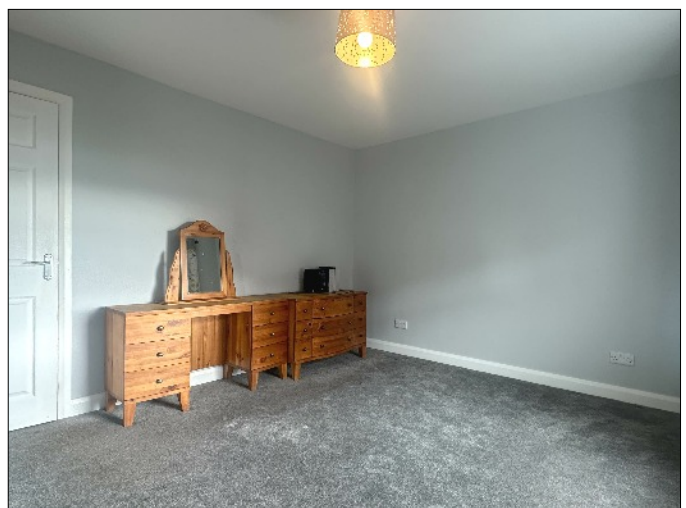
## FIRST FLOOR

### Landing:

With access to roof space, hot press.

### Bedroom 1:

15' 6" X 11' 1" (4.73m X 3.37m)(Max) with built in mirrored sliderobes, television point, storage cupboard above staircase.



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**Bedroom 2:**

10' 0" X 9' 0" (3.05m X 2.74m)(Max) with sky light window, telephone point



**Bedroom 3:**

10' 5" X 9' 2" (3.17m X 2.79m)with wooden flooring, partial sea and coastline views including East Strand beach, Royal Portrush golf course and along the Causeway coast.



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**Bathroom:**

Comprising panel bath with Redring electric shower fitting and shower screen over bath, tiled around amenities, wash hand basin, w.c., extractor fan, recess lighting.



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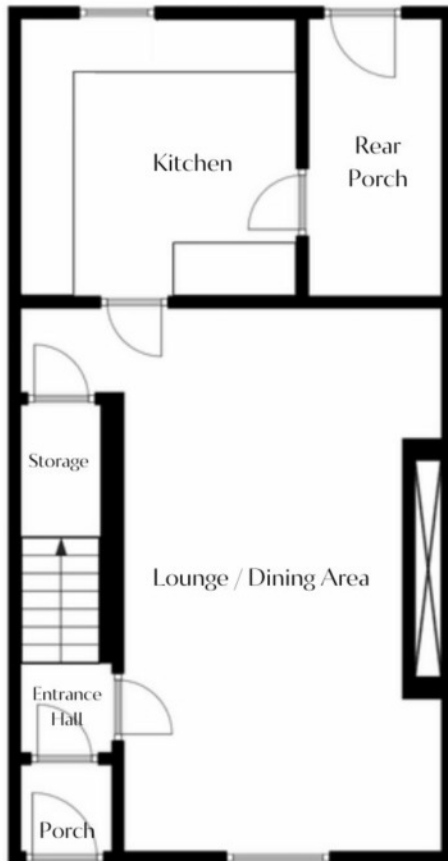


**EXTERIOR FEATURES**

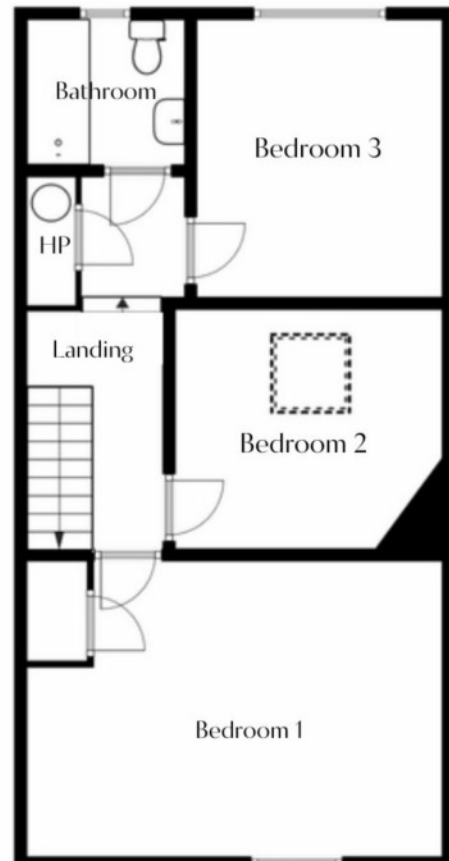
**Clothes drying area to the rear.**

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## FLOOR PLANS



Ground Floor



First Floor

**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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**Property Location:**

On travelling along Main Street, turn left at the end onto Causeway Street, turn right onto Victoria Street and then left onto Hamilton Place, Number 22 is situated near the end of the terrace on the left hand side.

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## Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		<b>70</b>
<b>E</b> 39-54	<b>58</b>	
<b>F</b> 21-38		
<b>G</b> 1-20		
<b>Not energy efficient - higher running costs</b>		
<b>Northern Ireland</b>		EU Directive 2002/91/EC 
<b>Full EPC available on request</b>		

## OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

## WEBSITE AND E-MAIL

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

PROPERTY REFERENCE  
 COL0295 040424/AM

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