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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	63 D	67 D
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

53 Carneybaun Drive

BT56 8JA

Offers Over £375,000

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A delightful and beautifully well maintained four bedroom detached bungalow occupying a generously proportioned mature site located in a very much sought after residential area of Portrush. Internally, the property has well laid out accommodation and is in excellent decorative throughout offering a neutral internal interior including modern kitchen and bathroom. This beautiful home would be ideally suited to a wide spectrum of buyers looking to move to this beautiful part of the North Antrim coastline. Externally the property benefits from well maintained gardens and patio area taking full advantage of afternoon and evening sun. Located in the popular seaside resort of Portrush, the property enjoys 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 heading towards Coleraine on the Ballywillan Road, take your third right into Carneybaun Road. Continue past the Central Green area and No. 53 will be located on your left hand side in the cul-de-sac.

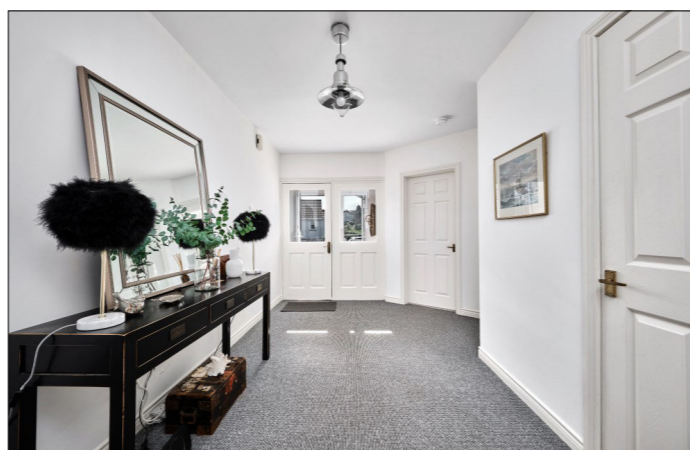
ACCOMMODATION COMPRISES:

Entrance Porch:

5'8 wide with tiled floor and half glass door and panel leading to:

Entrance Hall:

With cloaks cupboard and large hot press.



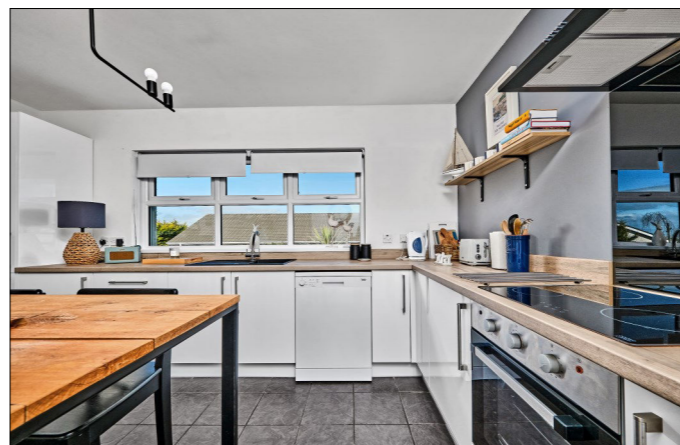
Lounge:

With opening for stove with connection for back boiler with wood mantle and tiled hearth. 20'7 x 11'6



Kitchen/Dining Area:

With composite matt black sink unit with single drainer set in wood style worktops with upstands, range of high and low level units, integrated ceramic hob, integrated oven with glass splashback and extractor fan above, larder cupboard, plumbed for dishwasher, saucepan drawers and tiled floor. 15'4 x 14'0



Utility Room:

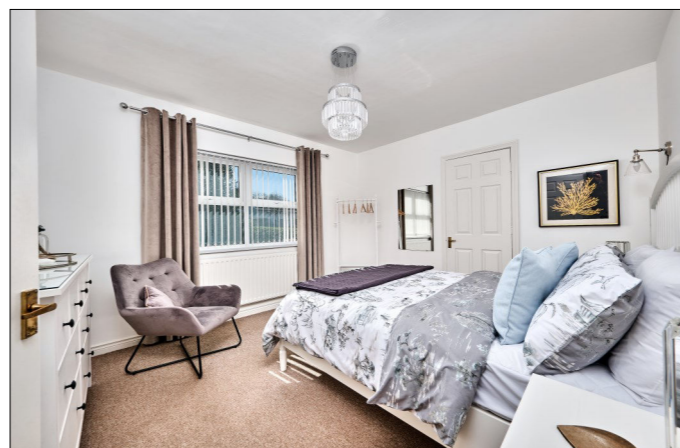
With bowl and half single drainer stainless steel sink unit, low level units with wood style worktop and upstands, plumbed for automatic washing machine, access to roof space and pedestrian door leading side of property. 9'8 x 5'8



Bedroom 1:

13'0 x 11'2

Ensuite with w.c., wash hand basin with tiled splashback, PVC clad walk in shower cubicle with electric shower, extractor fan and tiled floor.



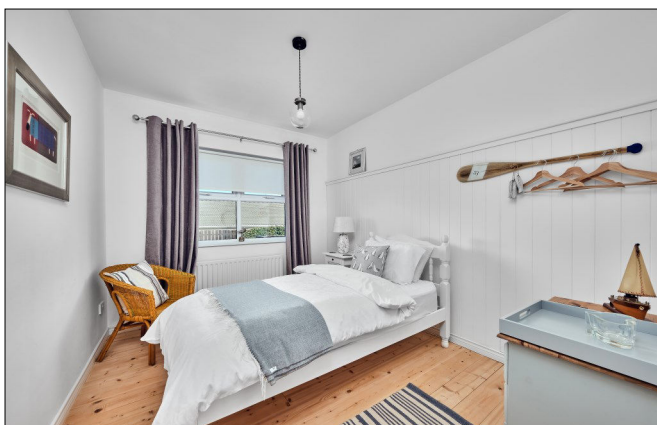
Bedroom 2:

With wood panelled wall. 12'1 x 10'8



Bedroom 3:

With part wood panelled wall and solid wood floor. 11'7 x 9'8



Bedroom 4:

With part wood panelled wall and solid wood floor. 10'7 x 8'8



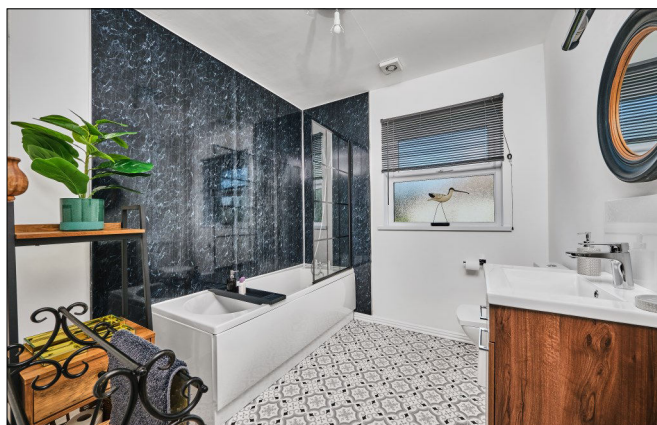
Bedroom 5/Dining Room:

With PVC doors leading to rear garden. 11'2 x 9'6



Bathroom:

With white suite comprising w.c., wash hand basin with storage below and tiled splashback, bath with electric shower over with PVC cladded surround, wiring for wall lights and extractor fan.



EXTERIOR FEATURES

Tarmac driveway leading to integrated garage 18'5 x 9'8 with roller door, light, power points, boiler and shelving. Paved pathway from front to rear garden. Garden to rear is fully enclosed and laid in lawn with elevated paved patio area. Established shrubs and trees. Recessed lights in PVC fascia's. Garden to front is laid in lawn with hedging surrounding. Light to front, rear and side.

SPECIAL FEATURES

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** 4 Bedroom 2 Reception Detached Bungalow In A Popular Residential Area
- ** Loft Is Well Suited For Conversion, Featuring Large Full Height Space, Fully Floored & Loft Ladder Access
- ** New Oil Central Heating Boiler Installed

TENURE

Freehold

CAPITAL VALUE

£180,000 (Rates: £1764.72 p/a approx.)



