



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

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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		60 D
39-54	E	51 E	
21-38	F		
1-20	G		

PORTRUSH

42 Causeway Street

BT56 8AD

Offers Over £335,000

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A wonderful four bedroom mid terrace house located on the ever popular Causeway Street located in Portrush town centre. Offering well laid out accommodation, with bright and spacious rooms right through, the property has been exceptionally well maintained by the current vendor and is in excellent condition throughout. Externally the property has a fully enclosed rear yard area with the added benefit of a detached garage and large outbuilding which could be possible for a number of uses subject to statutory planning approval. Located in the heart of Portrush, the property is literally across the road from the East Strand Beach and within walking distance to Portrush town centre and Royal Portrush Golf Club which will be hosting the 148th Open Championship in 2025.

Approaching Portrush from either Coleraine or Portstewart, proceed onto Crocknamack Road at the police station. Proceed straight through the first roundabout and turn left at the second roundabout onto Causeway Street. No.42 will be located on your left hand side at the upper end going into the town centre.

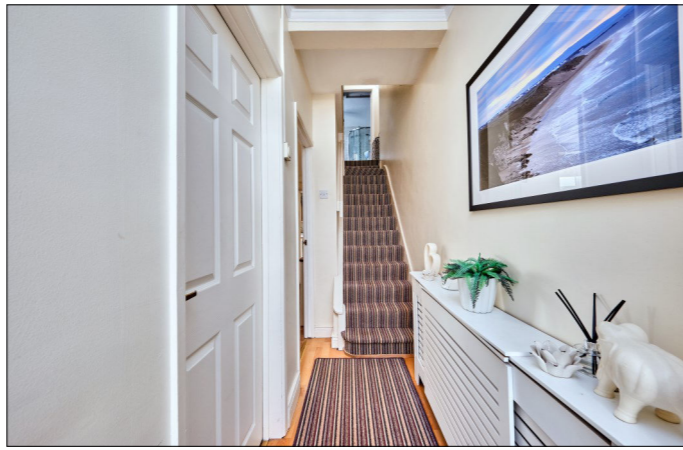
ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:
3'3 with tiled floor.

Entrance Hall:
3'4 wide with cornicing and laminate wood floor.

Lounge:
With cornicing. 15'4 x 13'6



Dining Room: 14'3 x 9'6
With wood fireplace with tiled inset and hearth, under stairs storage cupboard and laminate wood floor.



Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, oven with extractor fan above, space for fridge freezer, glass display cabinets, shelving, saucepan drawers, plumbed for automatic washing machine, space for tumble dryer, stirp lighting, tiled floor and pedestrian door leading to rear yard. 12'8 x 7'7



FIRST FLOOR RETURN:

Bathroom:

With white suite comprising w.c., wash hand basin with storage below, fully tiled walk in shower cubicle with electric shower, bath, fully tiled walls, access to roof space, extractor fan and tiled floor.

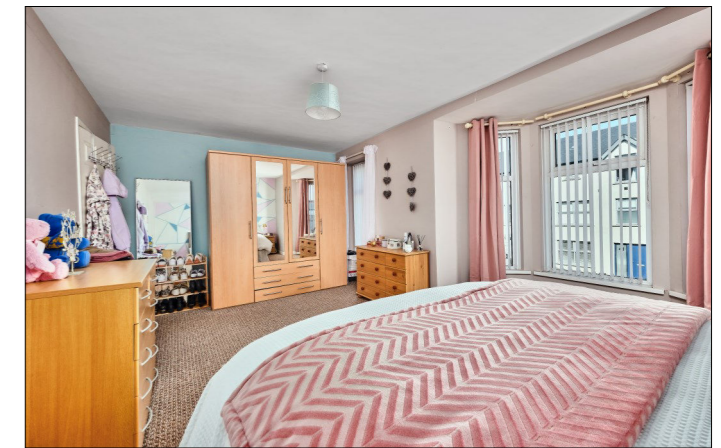


Separate W.C.:

With laminate wood floor.

FIRST FLOOR:

Bedroom 1:
18'4 x 13'2



Bedroom 2:

With laminate wood floor. 13'0 x 9'7



SECOND FLOOR:

Bedroom 3:

With 'Velux' window and laminate wood floor. 18'4 x 10'0



Bedroom 4:

With 'Velux' window. 13'0 x 10'1

EXTERIOR FEATURES:

Garden to rear is fenced in and fully paved with shrubbery. Light to rear and tap to rear. Out houses to rear. Garage 19'0 x 18'7 with roller door, light and power points.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Garage/Granny Flat To Rear
- ** Close To Local Amenities & East Strand Beach

TENURE:

Freehold

CAPITAL VALUE:

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



