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

ARMSTRONG GORDON



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

PORTRUSH

43 Primrose Park

BT56 8TD

Offers Over £284,500

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A delightful three bedroom detached bungalow located in an exceedingly popular residential area, situated just off the Coleraine Road. Constructed circa 2002 by Colum McAuley Builders Ltd, the property extends to approximately 1216 sq ft of living space and offers bright and spacious accommodation throughout. Externally the rear garden is fully enclosed and benefits from being situated on a generously proportioned corner site. 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.

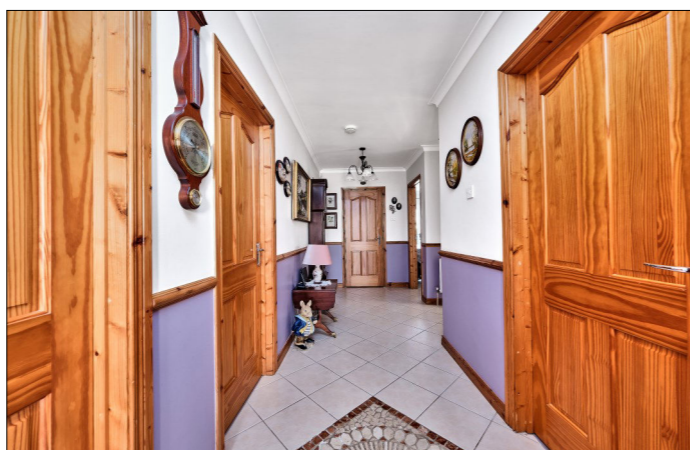
Approaching Portrush on the Coleraine Road, turn right into Magheramenagh Drive just before the Hillcrest Filling Station. Turn right again at the T-junction and then your third right into Primrose Crescent. Take your first left onto Primrose Park and follow the road around until you see No. 43 in front of you.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5'0 wide with cloaks cupboard, hot press, dado rail, cornicing and tiled floor.



Lounge: 16'3 x 12'8

With 'Morso' wood burning stove with tiled surround and granite hearth, cornicing and LVT vinyl flooring.



Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated 'Cooke & Lewis' hob and oven, stainless steel extractor fan above, integrated fridge freezer, drawer bank, cornicing, tiled floor and PVC French doors leading to rear garden. 13'8 x 11'9



Utility Room:

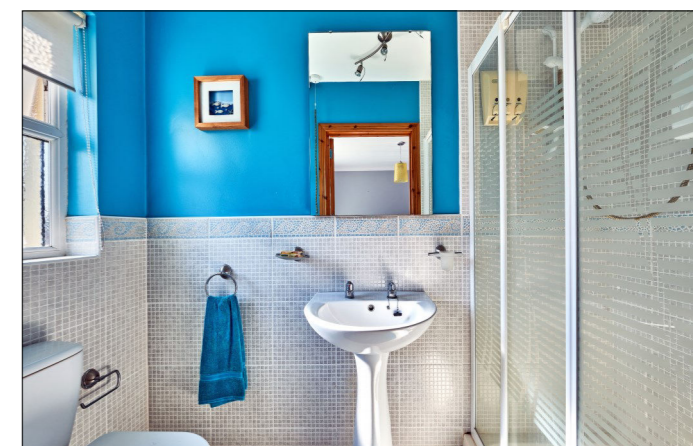
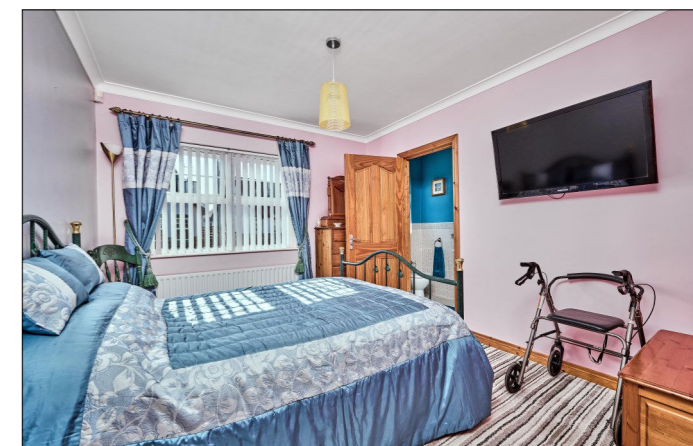
With single drainer stainless steel sink unit, high and low level built in units with tiling between, plumbed for automatic washing machine, cornicing, tiled floor and pedestrian door leading to rear garden. 7'1 x 5'10



Bedroom 1:

With cornicing. 11'6 x 9'9

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with 'Aqua Plus' electric shower, half tiled walls, extractor fan and tiled floor.



Bedroom 2:

With built in part mirrored wardrobes and cornicing. 11'5 average x 10'0



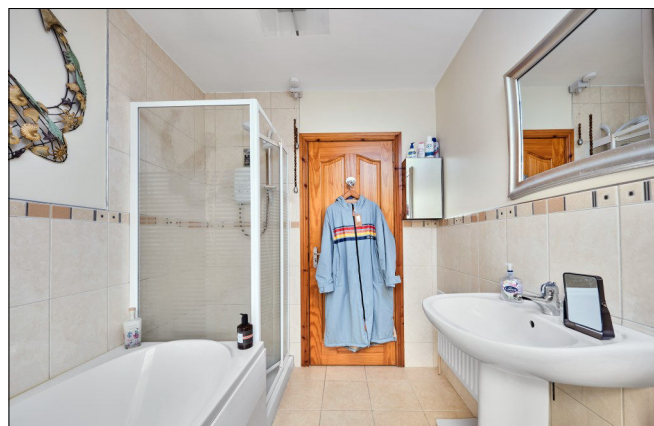
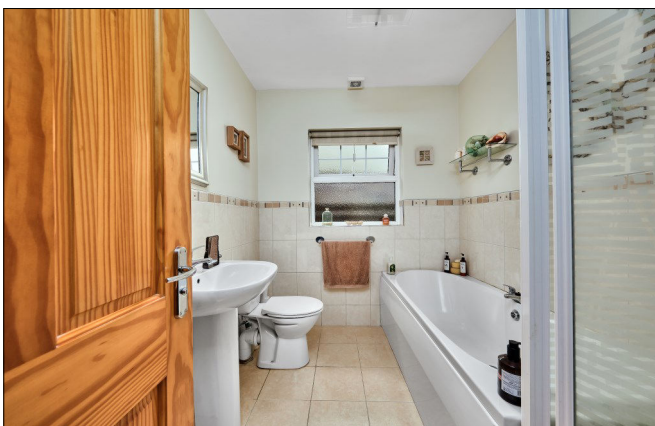
Bedroom 3:

With cornicing and laminate wood floor. 11'6 x 9'8



Bathroom:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with 'Aqua Plus' electric shower, bath, half tiled walls, extractor fan and tiled floor.



EXTERIOR FEATURES:

Stoned driveway to side of property. Garden to rear is fully enclosed with paved patio area and screened area with surrounding hedging. Garden to front and side is laid in lawn with established shrubbery. Lights to front and rear. Tap to side.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** uPVC Double Glazed Windows
- ** Excellent Decorative Order Throughout
- ** Generously Proportioned Corner Site
- ** Intruder Alarm

TENURE:

Freehold

CAPITAL VALUE:

£130,000 (Rates: £1,274.52 p/a approx.)

