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To arrange a consultation or appointment please contact **Armstrong Gordon**: 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		68 D
39-54	E	44 E	
21-38	F		
1-20	G		

**PORTBALLINTRAE**

14 Ballaghmore Avenue

BT57 8RX

Offers Over £225,000

\*Closing Date Friday 19th April at 12 noon approx.\*

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A wonderful opportunity to acquire a 3 bedroom detached bungalow situated in the picturesque and delightful village of Portballintrae. The accommodation is both bright and spacious and benefits from a garage. Located on an end site, the property is practically on the doorstep of the Giant's Causeway lending itself to the gateway of many of the North Coast's finest attractions including the Old Bushmills Distillery, championship golf courses and the Carrick a Rede Rope Bridge. An excellent home in a very popular residential location.

As you are heading towards Portballintrae from Portrush you will pass Dunluce Castle. Take your second entrance into Portballintrae onto Ballaghmore Road opposite Dunluce Secondary School. Take your fourth left into Ballaghmore Avenue (first right from the Bayview Hotel) and No 14 will be located at the bottom of the avenue on the left hand side just before the caravan park.

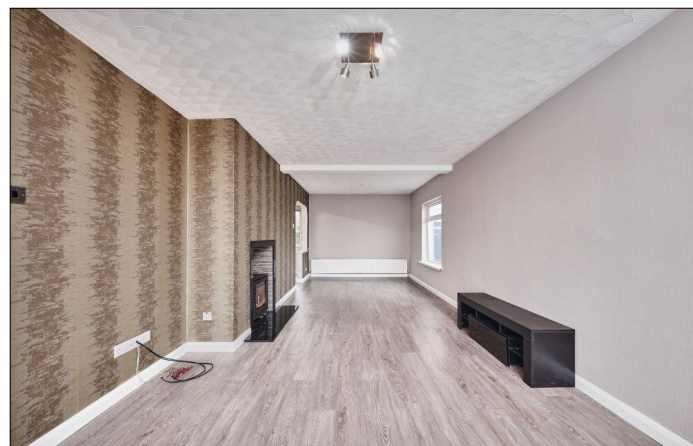
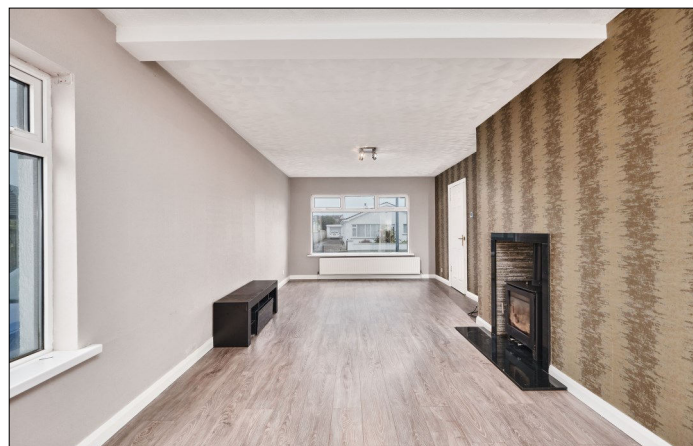
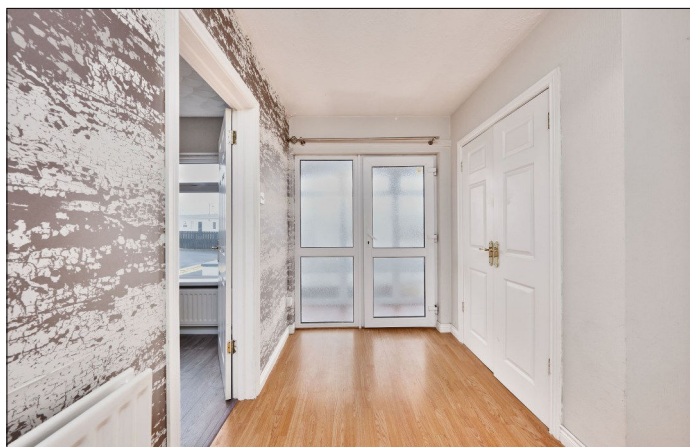
**ACCOMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Porch:**  
4'1 wide with tiled floor.

**Entrance Hall:**  
7'10 wide with double cloaks and additional double storage cupboard, hot press, access to roof space and laminate wood floor.

**Lounge/Dining Area:**  
With solid fuel stove with stone inset and granite hearth. 26'6 x 11'5



**Kitchen:**

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, integrated ceramic hob, stainless steel oven and stainless steel extractor fan, space for fridge, plumbed for automatic washing machine, space for dishwasher, saucepan drawers, corner shelving, strip lighting, laminate wood floor and pedestrian door leading to rear garden. 14'7 x 9'5



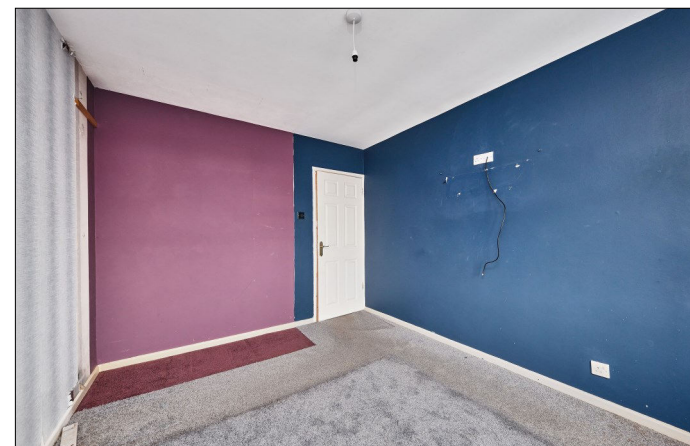
**Bedroom 1:**

11'8 x 10'9



**Bedroom 2:**

11'8 x 9'5





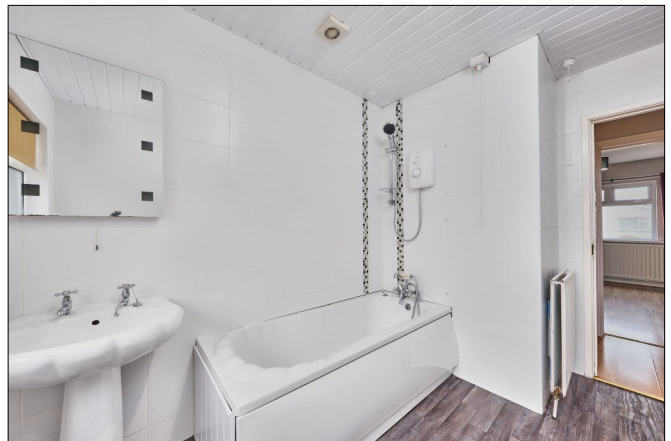
### **Bedroom 3:**

With built in mirrored slide robes and laminate wood floor. 11'9 x 8'10



### **Bathroom:**

With white suite comprising w.c., wash hand basin, electric hand shower over bath, fully tiled walls, shaver point, extractor fan, PVC panel ceiling and laminate wood floor.



### **EXTERIOR FEATURES:**

Tarmac driveway leading to detached garage 18'3 x 12'6. Tarmac area to front of property. Garden to rear is laid in lawn and fenced in with access to additional fenced rear garden which is fully concreted and has three outhouses. 1: 9'11 x 4'9, 2: 10'2 x 4'8 and 3: 10'3 x 4'7. Light to front and rear. Tap to rear. Boiler house to rear.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Private Garden To Rear Southerly Facing
- \*\* Good Decorative Order

### **TENURE:**

TBC

### **CAPITAL VALUE:**

£155,000 (Rates: £1442.28 p/a approx.)





