

## For Sale

9B Eglinton Lane, Portrush BT56 8DJ

Offers Over **£179,950**



### Property Overview

- Mid Terrace Townhouse
- 2 Bedrooms, 1 Reception Room
- Electric heating
- uPVC double glazed windows
- Off street parking by way of garage
- Town centre location, convenient to West and East Strand beaches, cafes and restaurants
- Rates: The assessment for the year 2023/2024 is £977.03
- EPC Rating - C75

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**Entrance Hall:**

With tiled floor, telephone point, uPVC front door.



**Bedroom (2):**

5.63m x 2.91m (18' 6" x 9' 7") (Max) with television and telephone points, wooden effect flooring, recess lighting.

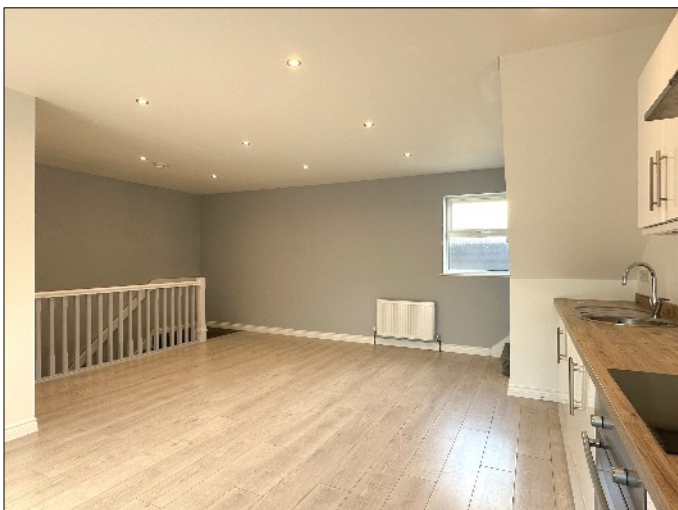


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### FIRST FLOOR

#### Open plan Lounge / Dining Area / Kitchen:

6.22m x 5.63m (20' 5" x 18' 6") (Max) with eye and low level units, circular single bowl stainless steel sink unit, Beko oven and hob, stainless steel extractor fan, space for fridge / freezer, plumbed for automatic washing machine, wooden effect flooring, recess lighting, telephone point. Door to:



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**Bathroom and w.c. combined:**

Comprising wash hand basin, w.c., shower cubicle with mains shower fitting, partly tiled walls, tiled floor, extractor fan, recess lighting, heated towel rail.

## SECOND FLOOR

### Landing

**Bedroom (1):**

4.21m x 3.88m (13' 10" x 12' 9") with wooden effect flooring, television and telephone points.



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**En-suite:**

Comprising wash hand basin, w.c., tiled shower cubicle with mains shower fitting, tiled floor, extractor fan, partly tiled walls, heated towel rail.

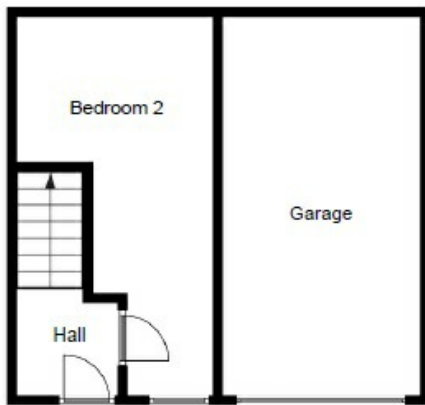
**EXTERIOR FEATURES**

**Garage:**

5.64m x 2.94m (18' 6" x 9' 8") with roller door, power and light.

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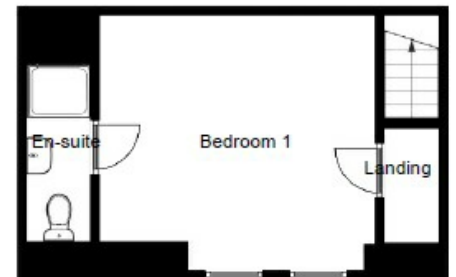
## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND 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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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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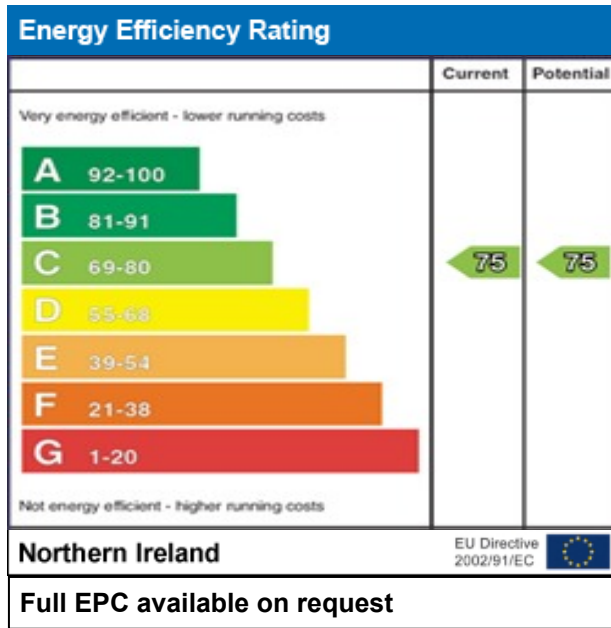
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**Property Location:**

On leaving Portrush town centre along Dunluce Avenue, turn left onto Eglinton Lane and Number 9B is situated on the right hand side.

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**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)  
[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**

PST1478 250124/AM

**OUR OFFICE LOCATION**

