



# PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |  
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



# ARMSTRONG GORDON



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		51   E
21-38	F	23   F	
1-20	G		

## PORTRUSH

11-13 Bath Street

BT56 8AW

Offers Over £325,000



64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

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028 7083 2000  
www.armstronggordon.com

An excellent opportunity to acquire a 5 bedroom end-terrace house situated in one of the North Antrim Coast's most popular and picturesque tourist destinations. Built circa early 1900's the property itself extends to approximately 1500 sq ft of comfortable living space. The property boasts a wealth of character and original features. In very good condition and good decorative order throughout, this magnificent family home incorporates all the benefits that a well located residence such as this has to offer. Offering views across the Atlantic Ocean from the side of the house, the property is located in the heart of Portrush with most local amenities on your doorstep. This very spacious home benefits from well laid out rooms and versatile accommodation throughout and is ideally located in a town centre location. Please do not hesitate to make an appointment to appreciate what is on offer in its entirety.

Approaching Portrush on the Coleraine Road, go through the Metropole roundabout at the Police Station onto Eglinton Street heading into the town centre. Proceed onto Kerr Street and take your first right after Neptune & Prawn onto Main Street. Keep following Main Street into the town centre and Bath Street will be the second street on your left hand side after the Ramada Hotel. No 8 will be located on your left hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

3'6 wide with tiled floor and stairs to first floor.

**Lounge:**

With wood surround fireplace, cast iron inset, tiled hearth, wood panelled walls, coving, cornicing and wood floor. 20'2 x 12'6



**Kitchen:**

With double sink unit, high and low level units with tiling between, integrated oven, gas hob, extractor fan above, space for fridge freezer, glass display cabinets, drawer bank, recessed lighting, 'Velux' window and tiled floor. 9'1 x 8'6



**Dining Room:**

With wood floor. 11'2 x 10'1



**Rear Porch with two Utility Areas:**

With stainless steel sink unit, range of high and low level units, plumbed for automatic washing machine, oil fired boiler, tiled floor and rear door to right of way. 26'8 x 4'0

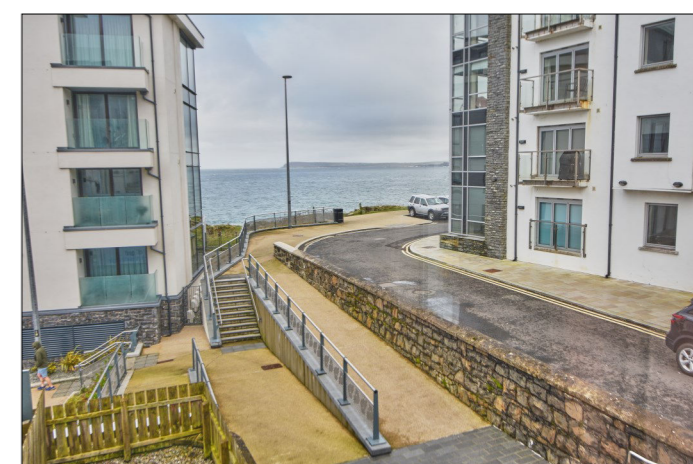


**FIRST FLOOR:**

**Landing:**

**Family Room:**

With hot press and stunning views over Atlantic Ocean towards Causeway head. 15'2 x 11'11



**Bedroom 1:**

With picture rail and cornicing. 11'2 x 9'2 (into bay)



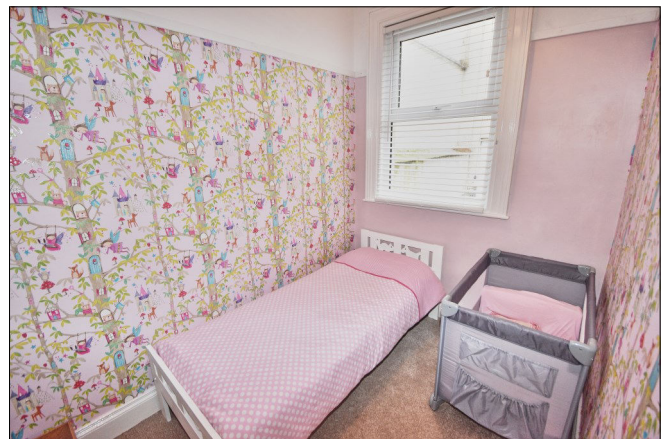
**Bedroom 2:**

With picture rail, cornicing and seating area. 13'5 x 10'2 (into bay)



**Bedroom 3:**

9'4 x 6'7



**Bedroom 4:**

14'0 x 6'0

**Bedroom 5:**

8'2 x 8'0



**Bathroom:**

With white suite comprising w.c., wash hand basin, shower over bath, fully tiled walls, extractor fan and tiled floor.

**Separate W.C.**

**SPECIAL FEATURES**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Absolutely Superb Town Centre Location
- \*\* Views Of Sea & Causeway Head
- \*\* Formerly 2 Houses

**CAPITAL VALUE**

Not Accessed

**TENURE**

Freehold

