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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



ARMSTRONG GORDON
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 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 63 D |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

PORTRUSH

15 Apollo Avenue

BT56 8HH

Offers Over £285,000

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A delightful three bedroom detached bungalow occupying a generously proportioned site on the very much sought after Apollo Avenue area of Portrush. Internally, the property has well laid out accommodation and is in good decorative throughout and well maintained. Externally the property benefits from well manicured lawns to front and rear and would be ideally suited for those looking for a family or retirement home in this beautiful part of the North Antrim coastline. 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. The selling agent strongly recommends early internal appraisal.

Approaching Portrush on the Coleraine Road take your second right after Lidl onto Glenvale Avenue. Drive to the end of Glenvale, turn right onto Hopefield Avenue and then an immediate left onto Girona Avenue. Take your first right onto Apollo Avenue and No 15 will be located on your left hand side opposite Rathmore Drive.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

4'9 wide with tiled floor.

Entrance Hall:

9'10 (max)



Lounge:

With mahogany surround fireplace with cast iron inset and tiled hearth, cornicing and wiring for wall light.

14'9 x 13'5



Dining Room:

13'6 x 9'10 (max)



Kitchen / Dining:

With bowl and a half single drainer stainless steel sink unit, range of high and low level units with tiling between, space for cooker, extractor fan above, space for fridge, plumbed for dishwasher and automatic washing machine, glass display cabinets, drawer bank. 13'8 x 9'11



Bedroom 1:

With coving. 13'9 x 12'4



Bedroom 2:

11'11 x 10'10



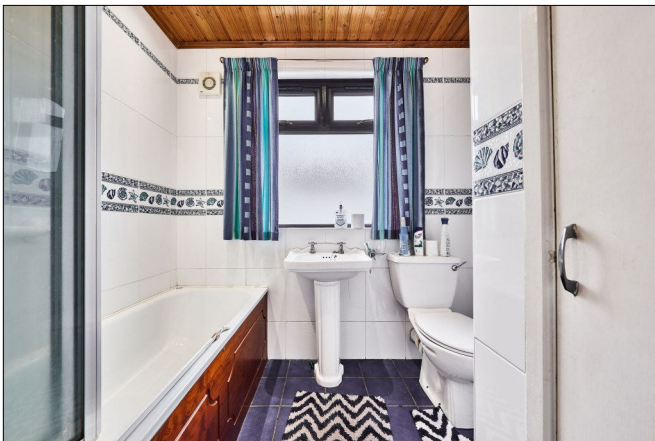
Bedroom 3:

With access to roof space. 9'5 x 6'11



Bathroom:

With white suite comprising w.c. wash hand basin, mains shower over bath, shaver point, fully tiled walls, tiled floor, hot press, pine sheeted ceiling with recessed light, extractor fan.



EXTERIOR FEATURES:

Extensive paviour driveway leading to detached garage 16'1 x 8'11 with light and power pints.

Garden to rear is fully enclosed and laid in lawn with paviour patio area, additional concrete patio area with established plants and shrubbery.

Storage room to rear. Light to side and rear. Boiler house to side.

Garden to front is laid in lawn with selection of shrubbery, plants and hedging with surrounding paved path.





SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Woodgrain PVC Double Glazed Windows
- ** Private Garden To Rear
- ** Popular residential Area

TENURE:

To Be Confirmed

CAPITAL VALUE:

£120,000 (Rates: £1,176.48 p/a approx.)

