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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		59 D
39-54	E		
21-38	F	32 F	
1-20	G		

PORTRUSH

99 Hopefield Road

BT56 8NZ

Offers Over £495,000

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A delightful and beautifully well maintained four bedroom detached bungalow occupying a generously proportioned site located in a very much sought after residential area of Portrush. Internally, the property has well laid out accommodation and is in excellent decorative throughout offering a modern internal interior including major renovation work incorporating renovated kitchen and bathroom. This beautiful home would be ideally suited to a wide spectrum of buyers looking to move to this beautiful part of the North Antrim coastline. Externally the property benefits from great garden space to front and rear and of particular note is a purpose built two bedroom garden house with full planning permission. Located in the popular seaside resort of Portrush, the property enjoys 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 from Coleraine on the Coleraine Road, turn right onto the Loguestown Road at the Magheraboy House Hotel. This road will lead onto the Magheraboy Road. Take your next left onto Hopefield Road and No. 99 will be located on your right hand side just after Cormenagh Court.

ACCOMMODATION COMPRISES:

Smart electric front gate accessing property

GROUND FLOOR:

Entrance Porch:

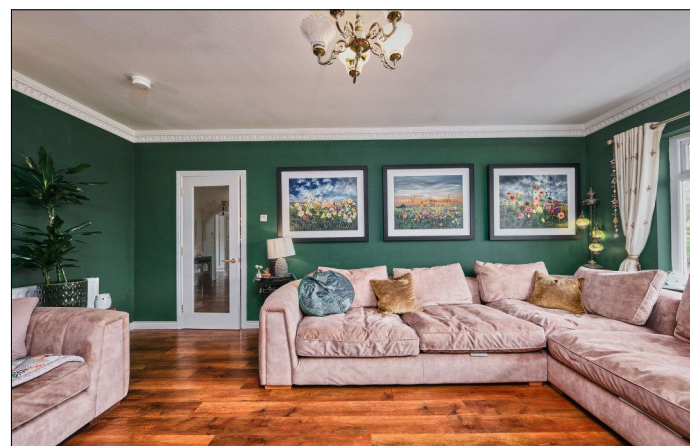
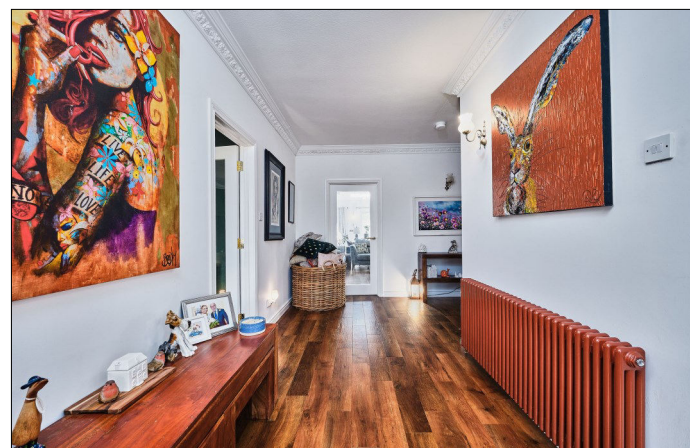
6'9 wide with cornicing, wired for wall lighting, tiled floor and glass pane panel door with side panel leading to:

Entrance Hall:

6'9 wide with cornicing, hot press, cloaks cupboard, access to roof space and 'Karndean' floor.

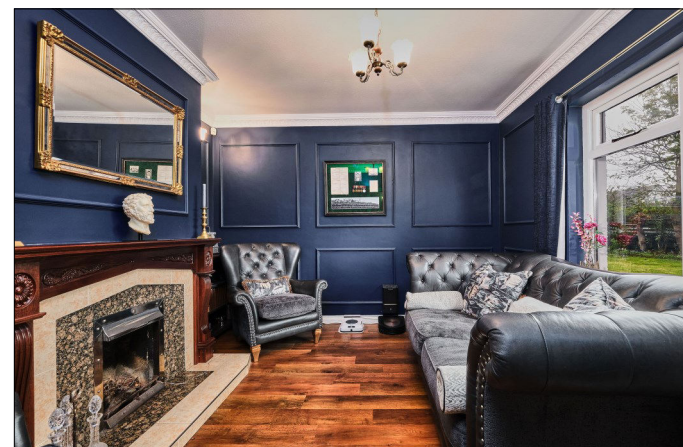
Lounge:

With wood surround fireplace with cast iron and tiled inset, granite hearth, cornicing, centrepiece, wired for wall lighting, Karndean' floor and glass panel door leading to hallway. 19'6 x 8'1



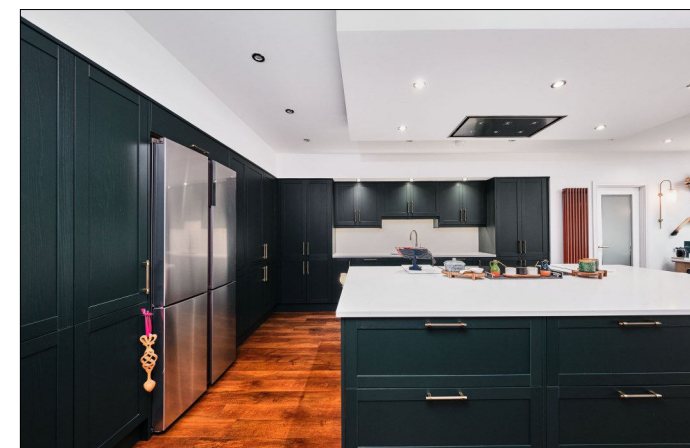
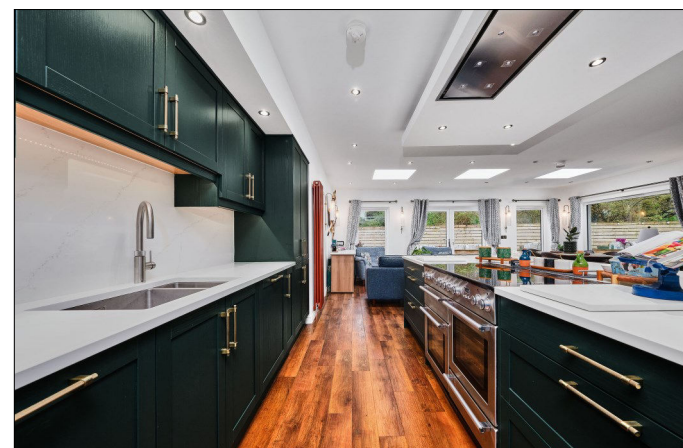
Bedroom 4/Family Room:

With Mahogany surround fireplace with tiled inset and hearth, cornicing, wired for wall lighting, wall panels, 'Karndean' flooring and glass panel door leading to hallway. 12'0 x 11'8



Kitchen/Dining/Family Area: 26'4 x 24'6

With bowl and half undermount stainless steel sink unit, high and low level built in units with Quartz worktop and splashback, under unit lighting, integrated dishwasher, matching double fridge and double freezer, concealed coffee dock, concealed bins, extensive matching island with space for 'Nexus' Rangemaster cooker, ceiling mounted island Canopy with cooker hood with recessed lighting, saucepan drawers, drawer banks and wine fridge. Larder cupboards, recessed lighting in pelmets, multi burner stove with slate hearth with tiled surround, dimmer control panel, wired for wall lights, three skylights, two red vertical radiators, lightwell, 'Karndean' flooring and PVC French doors leading to rear garden and glass panel door leading to hallway.



Dining/Family Area continued:



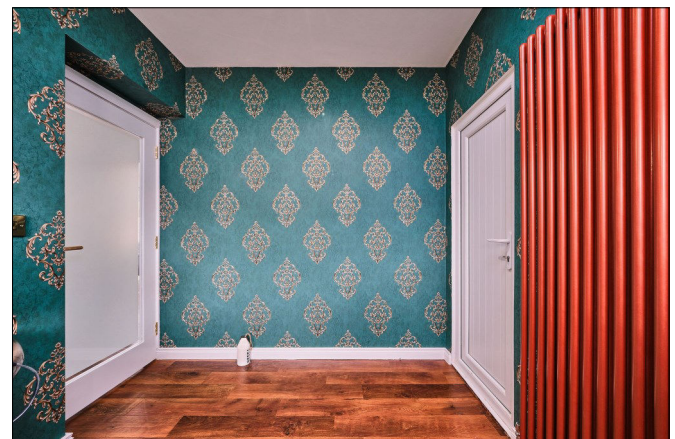
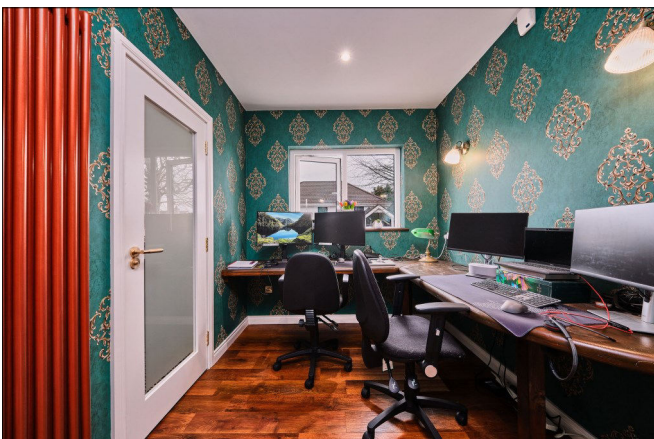
Utility Room:

With single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine, space for tumble dryer, recessed lighting, extractor fan, 'Karndean' floor and frosted panel glass door leading to kitchen. 10'11 x 5'11



Office:

With wiring for wall lights, recessed lighting, vertical red radiator and 'Karndean' floor. 11'7 x 7'5



Separate W.C.:

With 'Victoria and Albert' wash hand basin set in vanity unit with storage below, 'Kenes' mixer tap and tiled floor.



Bedroom 1:

With recess media wall for T.V., electric log burning effect fire with wood mantle and 'Karndeian' flooring.15'7 x 14'3

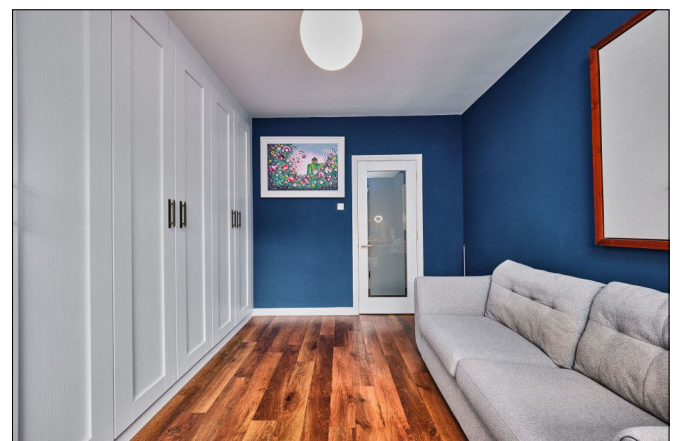
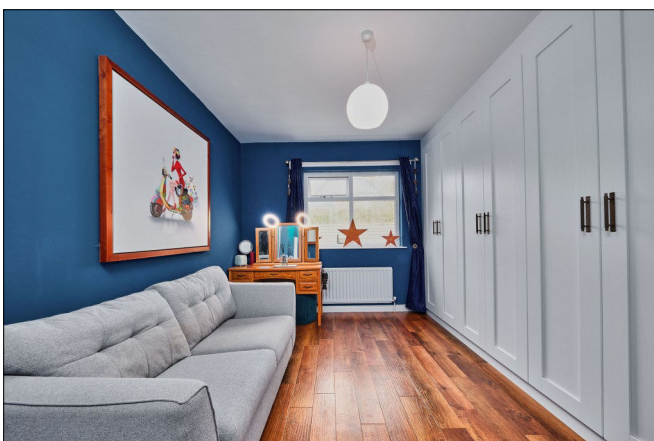


Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with mains rainfall shower head and additional telephone hand shower, fully tiled walls, shaver point, recessed lighting and tiled floor.



Bedroom 2: (Currently used as a dressing room)

With bedroom furniture consisting of four double wardrobes and 'Karndeian' flooring. 12'8 x 8'11



Bedroom 3:

With tiled floor. 12'4 x 8'9

Bathroom:

With white suite comprising w.c., wash hand basin set in vanity unit with storage below, free standing bath with matte black mixer tap, feature tiled splashback, vertical red radiator, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Electrical operated gates leading to extensive tarmac driveway suitable for multiple cars leading to double integral garage. **Garage 1** 20'5 x 11'8 with light and power points and electric operated roller door. **Garage 2** 20'2 x 10'5 with recessed lights, power points and electric operated roller door. Garden to front and side is laid in lawn and surrounded by mature shrubbery, plants and trees.

GARDEN HOUSE:

Garden house with electric heating and PVC double glazed windows.

Kitchen/Living/Dining area: 13'11 x 12'9 with stainless steel sink unit, two plate ceramic hob with tiled splashback, multi burner with tiled surround, slate hearth, recessed lighting, laminate wood floor and PVC French doors leading to decked area.



Bedroom 1: 9'0 x 6'10

With wiring for wall lights and recessed lighting.

Bedroom 2: 9'0 x 6'10

Shower Room: With w.c., wash hand basin with storage below, fully tiled walk in shower area with electric shower, extractor fan, recessed lighting and tiled floor.



Large decked area to front. Garden to rear is fenced in and fully tarmacked . Large wood storage area. Green house. Boiler house store. Large coal bunker. Selection of mature trees and shrubbery. Light to front and rear. Tap to rear. Double tap to side with hot and cold.

SPECIAL FEATURES:

- ** Oil Fired Central Heating With Milano Windsor Radiators Throughout
- ** PVC Double Glazed Windows
- ** Double Separate Integral Garage
- ** Ember App Controlled Smart Heating
- ** Beam Vacuum System
- ** Large Mature Site

TENURE:

Freehold

CAPITAL VALUE:

£225,000 (Rates: £2205.90 p/a approx.)



