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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		61 D
39-54	E	42 E	
21-38	F		
1-20	G		

PORTRUSH

29 Hopefield Avenue
BT56 8NZ
Offers Over £375,000

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A delightful three bedroom detached bungalow located in a much sought after and well established residential area in the seaside town of Portrush. The property offers versatile and well laid out rooms throughout and externally offers mature gardens to front and rear with a very spacious rear garden which extends generously and could benefit from a development opportunity subject to necessary planning consents. 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. This home is sure to create instant interest to a wide spectrum of potential purchasers. The selling agent strongly recommends early internal inspection.

Approaching Portrush on the Coleraine Road take your third right after Hillside Filling Station onto Glenvale Avenue. Proceed to the end of the road and turn left onto Hopefield Avenue. No 29 will be located on your right just after Parker Avenue.

ACCOMMODATION COMPRISES:

Open Porch:

With tiled steps leading to:

Entrance Hall:

5'0 wide with part panel glass door with side and over glass panels, picture shelf, recessed cloaks area with shelving with over head storage and laminate wood floor.

Lounge: 16'2 x 14'6

With brick surround fireplace with Mahogany mantle, brick and tiled hearth, picture rail, dado rail, cornicing, laminate wood floor and door leading to:



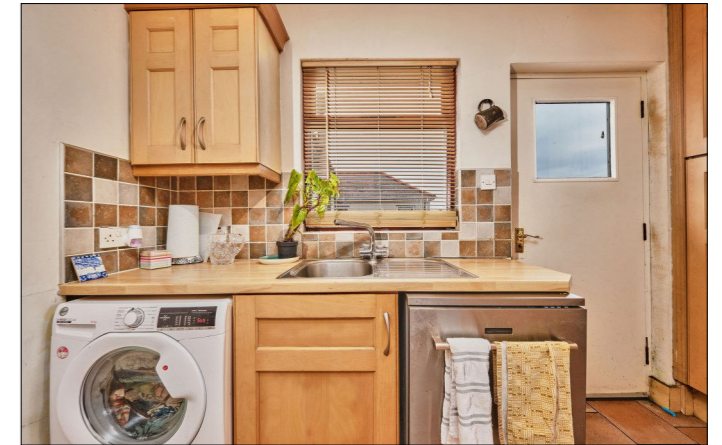
Dining Room: 14'4 into bay x 11'0

With picture rail, leaded glass display unit with storage below, additional storage, laminate wood floor and door leading to:



Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob with stainless steel extractor fan above, double oven, plumbed for automatic washing machine and dishwasher, saucepan drawers, tiled floor and pedestrian door leading to rear garden. 11'1 x 8'0



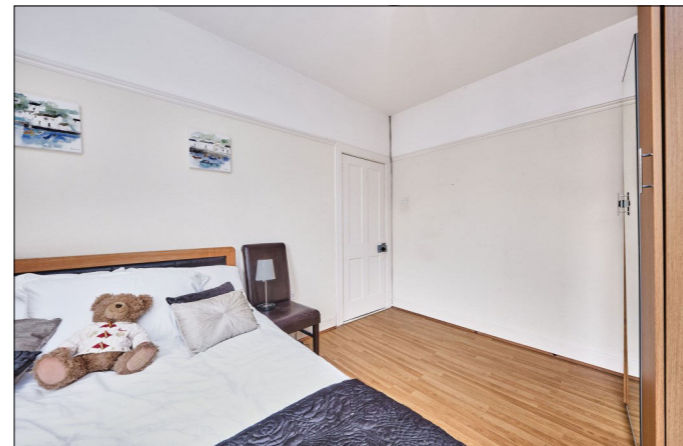
Bedroom 1:

With picture rail, cornicing and laminate wood floor. 15'0 x 14'5



Bedroom 2:

With picture rail and laminate wood floor. 11'8 x 9'5



Bedroom 3:

With laminate wood floor. 7'9 x 5'11



Bathroom:

With white suite comprising w.c., wash hand basin, electric shower over bath, hot press, fully tiled walls and tiled floor.



EXTERIOR FEATURES:

Concrete driveway leading to detached garage 19'0 x 13'6 with light and power points to include office area 8'9 x 6'5 with strip lighting and power points. Garden to front is laid in lawn divided by a concrete path leading to elevated paved patio area to front of house. Garden surrounded by mature hedging and shrubbery. Additional concrete patio with established trees and shrubbery. Access to additional garden which is set on an extensive site. Boiler to rear. Tap to side. Light to front and rear.

PLEASE NOTE:

The property previously had planning permission for two detached dwellings under planning ref LA01/2015/0020/F. (plans available from agent)



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Detached Garage
- ** Extensive Mature Site With Potential For Development Subject To Necessary Planning Permission

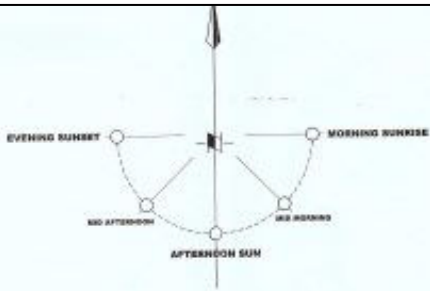
TENURE:

Freehold

CAPITAL VALUE:

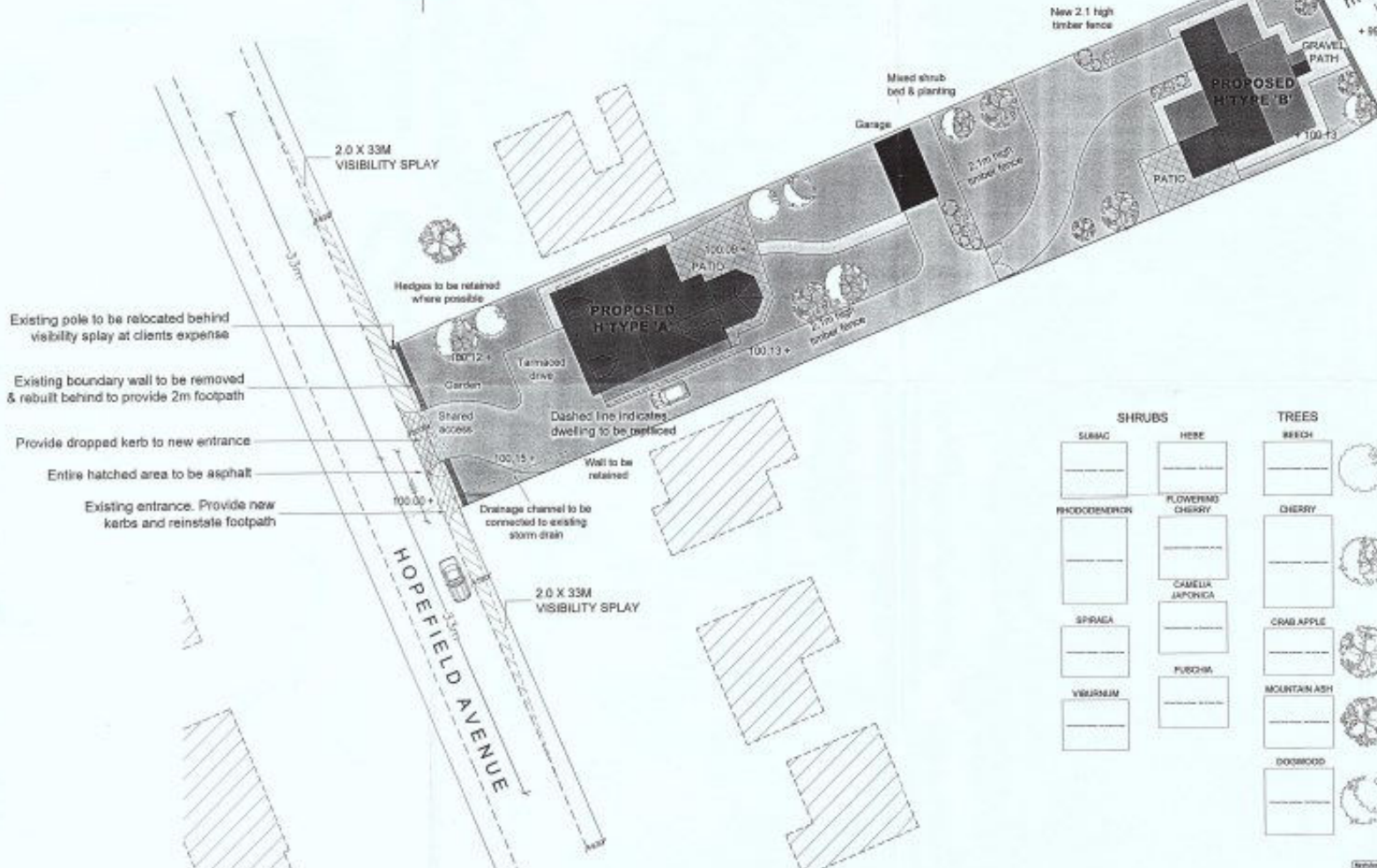
£130,000 (Rates: £1274.52 p/a approx.)





EXISTING ACCESS TO BE RETAINED & ANY DISTURBANCE TO THE ROAD OR PATHWAY TO BE FULLY RE-INSTATED IN ACCORDANCE WITH D.O.E ROAD SERVICE REQUIREMENTS

FRONT OF DWELLING TO BE KEPT IN LINE WITH ADJACENT DWELLINGS AT NO. 27 & 31



Existing pole to be relocated behind visibility splay at clients expense

Existing boundary wall to be removed & rebuilt behind to provide 2m footpath

Provide dropped kerb to new entrance

Entire hatched area to be asphalt

Existing entrance. Provide new kerbs and reinstate footpath

2.0 X 3.3M VISIBILITY SPLAY

Hedges to be retained where possible

PROPOSED H TYPE 'A'

Tamarind drive

Shared access

Drainage channel to be connected to existing storm drain

2.0 X 3.3M VISIBILITY SPLAY

Garage

Mixed shrub bed & planting

New 2.1 high timber fence

2.1m high timber fence

2.1m high timber fence

PATIO

PROPOSED H TYPE 'B'

GRAVEL PATH

NEW LOW LEVEL WALL

WINDSOR PLACE

HOPEFIELD AVENUE

SHRUBS		TREES
SUNBAG	HEBE	BEECH
RHODODENDRON	FLOWERING CHERRY	CHERRY
SPRAEA	CAMELLIA JAPONICA	CRAB APPLE
VERBENUM	FUCHSIA	MOUNTAIN ASH
		DOORWOOD

PLANTING SCHEDULE		
	NO.	CROWN OF SPREAD
1. CHERRY (PRUNUS HELLEN SPINA)	2	30FT.
2. CRAB APPLE (MALUS SYLVESTRUS)	5	20FT.
3. DOORWOOD (CORNAUS SANGUINEA)	4	18FT.
4. BEECH (FAGUS SYLVATICA)	1	30FT.
5. MOUNTAIN ASH (SORBUS AUOPARIA)	4	10FT.

Planting Office RECEIVED
24 JUN 2005
Clemens Gieseler
GARDEN DESIGN

SHRUB SCHEDULE
(TO BE PLANTED IN SHRUB BEDS)
HEBE (3 FT.)
FLOWERING CHERRY (3 FT.)
SPRAEA (6 FT.)
VERBENUM (9 FT.)
FUCHSIA MACUL. LAMBICA (5 FT.)
CAMELLIA JAPONICA (8 FT.)
SUNBAG (13 FT.)
RHODODENDRON (7 FT.)
(HEIGHTS GIVEN REFER TO FULL GROWN HEIGHT)
NOTE:
*ALL TREES & SHRUBS TO BE PLANTED IN THE FIRST AVAILABLE PLANTING SEASON.
HEBE, FUCHSIA & FLOWERING CHERRY SHRUBS TO BE PLANTED IN SHRUB BEDS IMMEDIATELY LOCATED CLOSE TO THE PROPOSED DWELLING.

Previous approval for site to rear

flaming mckernan associates architects

10 West Abbey Road
Clemens Gieseler
Tel: 020 750 9528
Fax: 020 750 4506

ARCHITECT: SIR BILLY THOMPSON
PROJECT: PROPOSED 2 NO. DWELLINGS AND GARAGES AT 27-31 HOPEFIELD AVENUE, HOPEFIELD

DATE: 24 JUN 2005
SCALE: 1:100
DRAWN: CLEMENS GIESELER
CHECKED: BILLY THOMPSON
DATE: 24 JUN 2005