



# 4 ABERCORN PARK, PORTRUSH

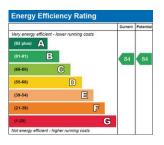












# **4 ABERCORN PARK, PORTRUSH**

This contemporary semi detached home is situated in a small development off the Coleraine Road, only a short distance from the town and the stunning West Strand beach. The property, which comprises of 3 double bedrooms, an open plan family kitchen plus separate lounge, is immaculately presented throughout and also benefits from an enclosed, landscaped garden with patio area to the rear.

#### **FEATURES**

- Oil fired central heating.
- Double glazing in uPVC frames.
- Fully enclosed garden with patio area to the rear.
- Excellent location within a short walk to the town and beaches.

#### ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,225.50

#### SCAN THE QR CODE BELOW FOR FULL DETAILS



#### **VIEWING & FURTHER QUERIES**

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#### **ENTRANCE HALL**

Wood effect tiled floor; spot lighting.

#### LOUNGE

4.49 m x 3.60 m (14'9" x 11'10")

Wood effect tiled floor; recessed wood burning stove; slate hearth.

#### **DINING KITCHEN**

4.13 m x 5.64 m (13'7" x 18'6")

Range of fitted units; 'Silestone' work surfaces; recessed sink & drainer; electric oven & hob with extractor fan over; integrated fridge freezer; integrated dishwasher; integrated washing machine; spot lighting; wood effect tiled floor; open plan to living area.

#### LIVING AREA

2.51 m x 2.92 m (8'3" x 9'7")

Wood effect tiled floor; sliding door to the rear.

#### **DOWNSTAIRS WC**

1.67 m x 0.90 m (5'6" x 2'11")

Toilet; vanity unit with wash hand basin; wood effect tiled floor; partly tiled walls; motion activated spot light; extractor fan.

#### FIRST FLOOR

#### LANDING

Shelved hot press.

#### **BEDROOM 1**

3.50 m x 3.49 m (11'6" x 11'5")

Spacious double bedroom to the front.

#### **ENSUITE**

0.90 m x 2.58 m (2'11" x 8'6")

Tiled shower cubicle; toilet; wash hand basin; chrome towel radiator; spot lighting; wood effect tiled floor; extractor fan.

# **BEDROOM 2**

4.04 m x 2.50 m (13'3" x 8'2")

Double bedroom to the rear; access to roof space.

### **BEDROOM 3**

2.98 m x 3.10 m (9'9" x 10'2")

Double to the rear.

# **BATHROOM**

 $2.41\ m\ x\ 2.07\ m\ (7'11''\ x\ 6'9'')$ 

Panel bath; tiled shower cubicle; toilet; vanity unit with wash hand basin; fully tiled walls; tiled floor; chrome towel radiator; spot lighting; extractor fan.

# **EXTERIOR**

# **OUTSIDE FEATURES**

- Tarmac driveway with space for 2 cars..
- Fully enclosed landscaped garden with patio area to the rear.
- Small garden/lawn area to the front.
- Outside light & tap.





