



4 ABERCORN PARK, PORTRUSH



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £299,950

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.



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by RICS



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