

For Sale

43 Rodney Street, Portrush BT56 8LB

Offers Over **£185,000**



Property Overview

- Semi-detached house
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows (mostly woodgrain)
- Convenient to Portrush town centre, beaches and primary schools
- Rates: The assessment for the year 2024/2025 is £882.36
- EPC Rating - TBC

43 Rodney Street, Portrush BT56 8LB

Entrance Hall:

With uPVC woodgrain glass panel front door, wood effect lino, open understairs cloaks and storage.

Lounge:

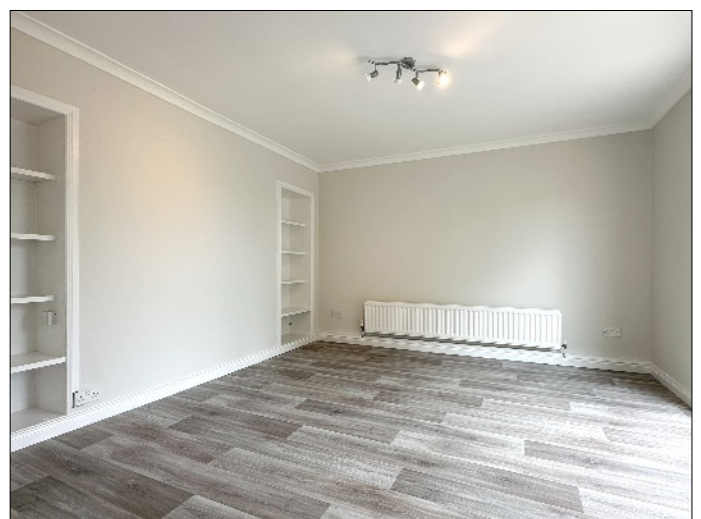
3.96m x 2.67m (13' 0" x 8' 9") with wooden surround fireplace with tiled hearth, picture rail, wood effect lino, television point.



43 Rodney Street, Portrush BT56 8LB

Kitchen/Dining Area:

6m x 3.68m (19' 8" x 12' 1") (max) with recess shelving, eye and low level units including wine rack, tiled between units, housing for fridge/freezer, Candy oven and Belling hob, extractor fan, 1 ½ bowl stainless steel sink unit, concealed lighting, wood effect lino, uPVC French doors to rear garden.



43 Rodney Street, Portrush BT56 8LB

FIRST FLOOR

Landing:

With access to roof space. Linen cupboard.

Bedroom (1):

3.7m x 3.23m (12' 2" x 10' 7") with built in wardrobe, picture rail.



Bedroom (2):

3.22m x 2.67m (10' 7" x 8' 9") with built in wardrobe, picture rail.



43 Rodney Street, Portrush BT56 8LB

Bedroom (3):

3.27m x 2.61m (10' 9" x 8' 7") (Max) with built in wardrobe, laminate flooring.



Bathroom:

Comprising panel bath, PVC panelling around, Triton electric shower fitting over bath, wash hand basin, eyeball spotlighting, extractor fan, wood effect lino.



Separate w.c.:

Comprising high flush w.c., wood effect lino.

43 Rodney Street, Portrush BT56 8LB



EXTERIOR FEATURES

Screened bed to front with palm tree. Small wall to front. Tarmac driveway. Pedestrian gate to side leading to rear. Water tap to side. PVC oil tank. Garden laid in lawn to rear enclosed by wall with raised beds with small trees. Paved patio area.

Boiler house.

Garden Store: with wooden single glazed window.



43 Rodney Street, Portrush BT56 8LB

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

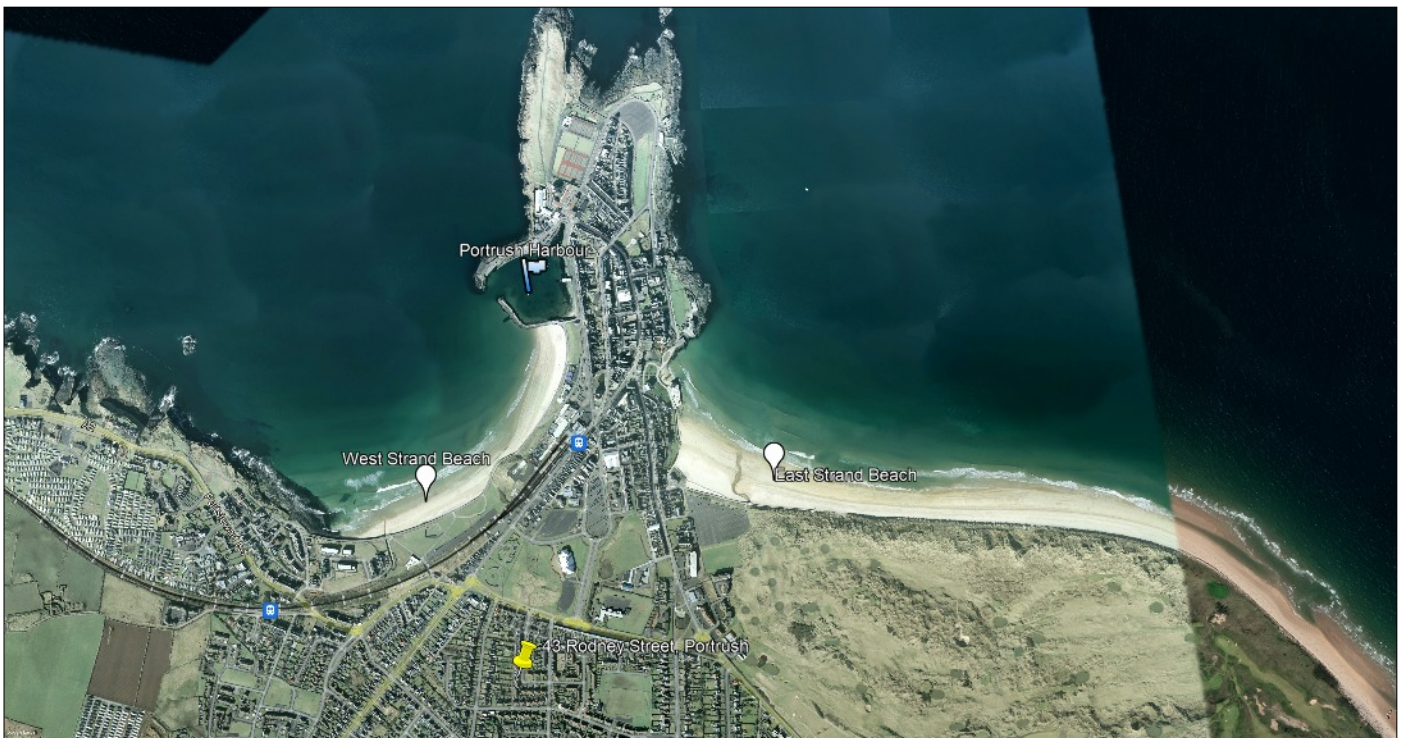
For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are Intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

43 Rodney Street, Portrush BT56 8LB



Property Location:

On entering Portrush along Coleraine Road turn right at the second mini roundabout onto Crocknamack Road. Take the second road on the right onto Rodney Street and No. 43 is located along on the right hand side.

43 Rodney Street, Portrush BT56 8LB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	
Full EPC available on request		

COMING SOON

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1492 280624/MH

OUR OFFICE LOCATION



Think

FINANCIAL SERVICES

by Clare

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7083 2233 / 07739 707 078

Think Financial Services is an Appointed Representative of PRIMIS Mortgage Network. PRIMIS Mortgage Network is a trading name of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.