



2 PRINCESS STREET, PORTRUSH



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		48
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £265,000

2 PRINCESS STREET, PORTTRUSH

This charming, recently refurbished, three story Victorian townhouse is situated in the heart of Portrush, just a few moments walk to shops, restaurants and both stunning beaches. Beautifully presented with character features, it offers three bedrooms, an open-plan kitchen with living and dining areas plus a spacious first floor lounge. There is a low maintenance private enclosed decking area to the side and unrestricted on street car parking. Experience the perfect blend of historic charm and modern comfort in this well maintained period property.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Elegant and tasteful décor throughout.
- On-street car parking.
- Large accessible attic room.
- Low maintenance private enclosed decking area.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £857.85

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

0.75 m x 1.41 m (2'6" x 4'8")

Tiled floor.

HALLWAY

Tiled floor; under stair storage; part wood panelled walls.

KITCHEN & DINING

3.17 m x 3.45 m (10'5" x 11'4")

Range of fitted units; laminate work surfaces; stainless steel sink unit; space for range style cooker with extractor unit over; integrated fridge freezer; vinyl flooring; open to living room.

LIVING ROOM

4.12 m x 3.87 m (13'6" x 12'8")

Multi fuel stove on a slate hearth; built in bay window seating; vinyl flooring.

UTILITY ROOM

1.86 m x 2.14 m (6'1" x 7'0")

Tiled floor; oil boiler; plumbed for washing machine; separate wc; door to the rear.

FIRST FLOOR

LOUNGE

3.26 m x 5.45 m (10'8" x 17'11")

Cast iron fireplace with marble surround and tiled hearth; laminate wood flooring; bay window to the front.

BEDROOM 3

3.19 m x 3.47 m (10'6" x 11'5")

Double bedroom to the rear; decorative metal fireplace; wood flooring; built in wardrobe.

WC

0.93 m x 2.12 m (3'1" x 6'11")

Toilet; wash hand basin; tiled floor.

SECOND FLOOR

BEDROOM 1

3.23 m x 5.43 m (10'7" x 17'10")

Double bedroom to the front; built in wardrobe.

BEDROOM 2

3.21 m x 3.45 m (10'6" x 11'4")

Double bedroom to the rear; built in wardrobe.

SHOWER ROOM

1.19 m x 2.08 m (3'11" x 6'10")

Panelled shower cubicle; toilet; wash hand basin; tiled floor; towel radiator.

THIRD FLOOR

ATTIC ROOM

1.75 m x 4.51 m (5'9" x 14'10")

Velux window.

EXTERIOR FEATURES

- Fully enclosed decking area & pergola to the side.
- Exterior power point.
- Outside tap.



Regulated
by RICS



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