



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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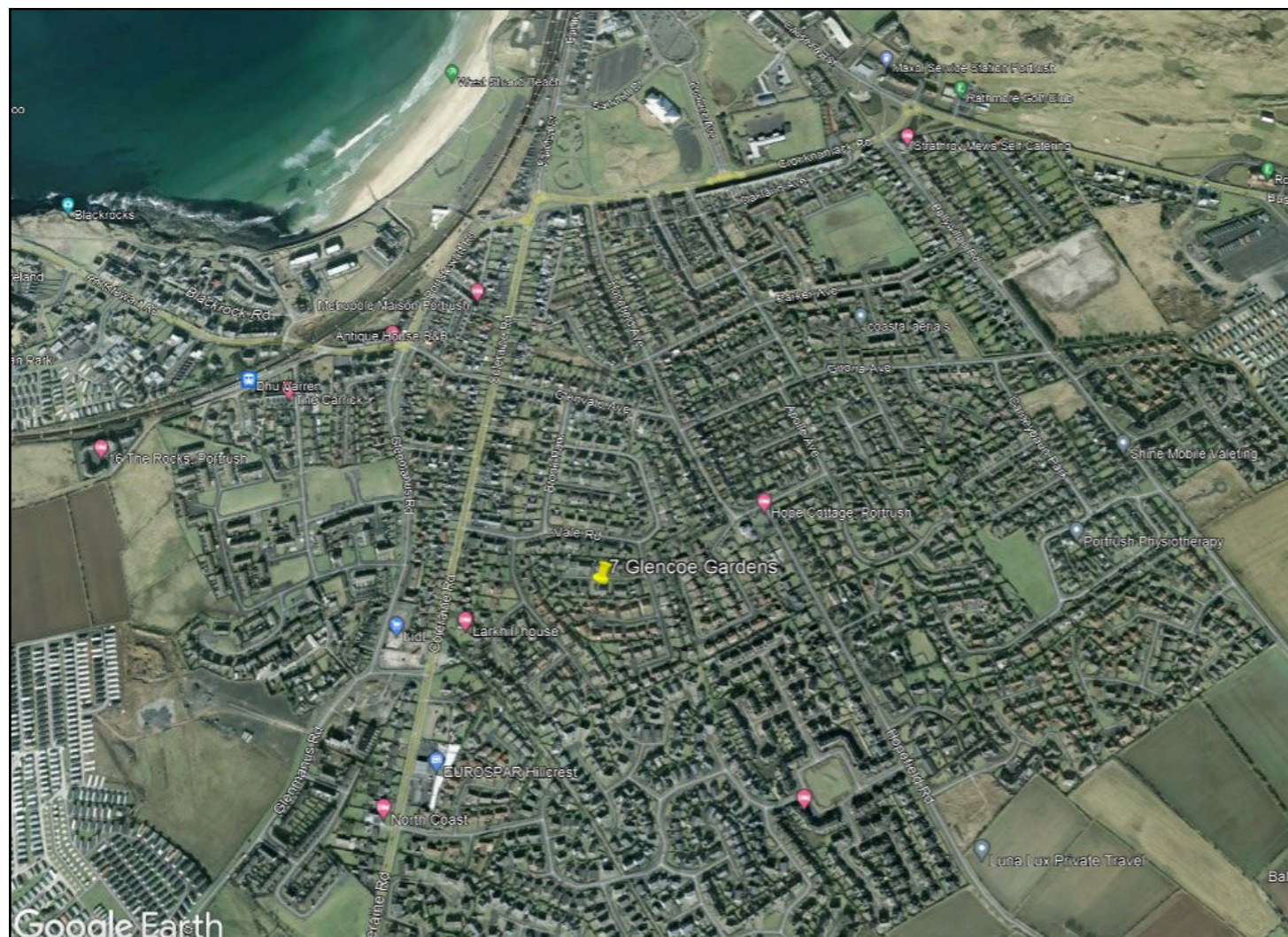
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# ARMSTRONG GORDON



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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	45 E	
21-38	F		
1-20	G		

## PORTRUSH

7 Glencoe Gardens

BT56 8PS

Offers Over £179,500

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A delightful and well maintained 3 bedroom semi detached bungalow occupying a generously proportioned site in the well established Glencoe Gardens. Internally, the property has spacious accommodation throughout offering a relaxing internal decor and would be ideally suited for those looking for a family or retirement home in this beautiful part of the North Antrim coastline. Externally the property benefits from well manicured lawns and has a back garden which would hold a double garage and has a spacious sun trap area with patio. Located in the popular seaside resort of Portrush, 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. The selling agent strongly recommends early internal appraisal.

Approaching Portrush on the Coleraine Road, take your second right after the Hillside Filling Station into Vale Road. Take your second right into Vale Park, first right into Glencoe Gardens and No. 7 will be the fourth bungalow on your left hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

5'2 wide with hot press, immersion heater, access to roof space and laminate wood floor.

**Lounge:**

With tiled fireplace, tiled hearth and Mahogany surround. 15'8 x 12'2



**Kitchen/Dining Area:**

With stainless steel sink unit, high and low level built in units with tiling between, space for cooker, space for fridge, breakfast bar, plumbed for automatic washing machine, drawer bank, saucepan drawers, glass display cabinets, wine rack, tiled floor and pedestrian door leading to rear garden. 16'7 x 10'9



**Bedroom 1:**

12'2 x 11'2



**Bedroom 2:**

11'2 x 7'2



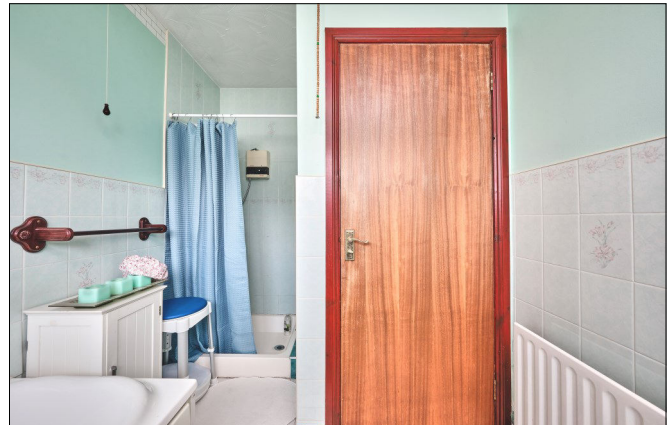
**Bedroom 3:**

13'0 x 10'3



**Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower area, bath, half tiled walls and tiled floor.



**EXTERIOR FEATURES:**

Outside to rear there is a extensive garden laid in lawn and paved patio area with garden shed and southerly aspect. Outside to front there is a garden laid in lawn and tarmac driveway extending to side.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* Mahogany Double Glazed Windows
- \*\* PVC Fascia, Burge Board? & Guttering
- \*\* Tarmac Driveway To Side With Space For A Double Garage
- \*\* Very Popular Residential Area

**TENURE:**

TBC

**CAPITAL VALUE:**

£110,000 (Rates: £1078.44 approx.)

