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ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 D
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

'Drumeena'

127 Atlantic Road

BT56 8PB

Offers Over £645,000

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A beautiful 4 bedroom detached chalet bungalow set in an attractive landscaped site and renovated and extended extensively in 2019 with many fine features both internally and externally. This wonderful family home combines a sense of a traditional and modern atmosphere with luxury comfort. This superb family home is located just on the outskirts of Portrush, convenient to Royal Portrush and Rathmore Golf Clubs, beaches, town centre and an excellent choice of well known restaurants. The property is beautifully presented and is finished to an excellent standard throughout. The selling agent strongly recommends early internal inspection.

Approaching Portrush on the Atlantic Road, Drumeena is situated on the right hand side just before Ballywillan Presbyterian Church and Carnalridge Primary School.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'4 wide with under stairs storage cupboard, recessed lights and oak wood floor.

Library Area:

With built in shelving, high vaulted ceiling with recessed lights, exposed oak beams on ceiling, oak wood floor and glass French doors leading to sunroom/dining room.



Living Room:

With recessed log-burning stove and slate hearth and window shutters. 14'3 x 11'10



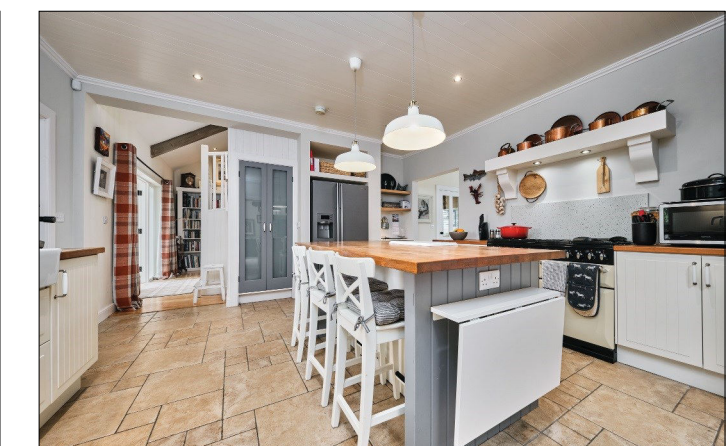
Main Lounge:

With Thermostatically-controlled under-floor heating, vaulted tongue-in-groove painted ceiling with exposed reclaimed oak beams, inglenook brick fireplace with large Charnwood multi-fuel stove on a slate hearth with a reclaimed oak mantle above. Patio doors opening on to York stone paved balcony overlooking front garden and driveway. Room is well lit with recessed ceiling lights and two antique 'old schoolhouse' pendants, two Velux windows and opening into Kitchen/Dining Area. 16'4 x 14'7



Kitchen/Dining Area:

With double bowl Belfast style sink unit with Hans Grohe mixer tap, high and low level built in cupboards, thermostatically controlled underfloor heating, large multi-fuel Stanley range comprising 6 gas rings, 3 electric ovens and grill, with painted wooden over-mantle with recessed lighting, Samsung American fridge freezer, integrated Neff dishwasher, island unit with breakfast bar and drop-leaf extension table, glass fronted display cabinets, wine rack, large built-in larder cupboard, saucepan drawers, wood panelled painted ceiling with recessed lighting and 2 pendant lights, carbon monoxide, smoke detectors, Italian tiled floor and pedestrian door leading to utility room. 16'4 x 14'7



Kitchen / Dining Area Continued:



Utility Room:

With low level unit incorporating Belfast-style sink with mixer tap. Plumbed for washing machine and tumble dryer. Tall storage cupboard, vaulted ceiling with Velux window and recessed lighting, Italian tiled floor and door leading to garden room. 6'5 x 6'1

Garden/Dining Room:

With recessed lighting, dimmer control panel, part glass roof, tiled floor, under floor heating, barn door leading to rear garden and white painted mahogany French doors leading to rear garden patio area. 18'7 x 13'4



Bedroom 2:

With dimmer control and window shutters. 14'2 x 12'0



Large Dressing Room:

With built in rails, storage units, window shutters, vaulted ceiling and recessed lights. 8'6 x 6'11

Ensuite:

Comprising white suite with w.c., wash hand basin, claw foot bath tub with Hansgrohe chrome telephone hand shower, chrome towel rail, wood panelled walls, 'Cosytoes' under floor heating, Victorian marble and mahogany wash stand, large fully tiled double 'Hansgrohe' shower cubicle with rain shower and additional hand shower, heated towel rail, window shutters, wired for wall lights, extractor fan, recessed lights and tiled floor.



Shower Room:

With w.c., wash hand basin, large fully tiled 'Hansgrohe' walk in shower cubicle, built in unit, heated chrome towel rail, hot press, immersion heater, picture rail, extractor fan, sheeting ceiling with recessed lights and wood floor.



Bedroom 3:

With wood panelled ceiling with recessed lights, side window and French doors leading to rear garden. 17'8 x 9'1



FIRST FLOOR:

Study:

With dimmer control panel, recessed lighting and dormer window. 9'0 x 6'0



Bedroom 1:

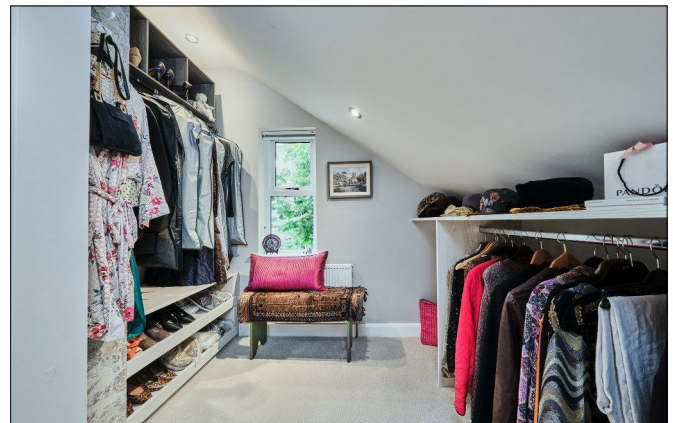
With storage in the eaves, dormer window to front, Velux window to rear, built-in closet with hanging and storage space and recessed ceiling lights. 14'9 x 11'5



Open archway to:

Dressing Room:

With built in storage, window to side, hanging rails and shoe racks. 10'0 x 4'0



Ensuite:

With double basins with mirrored splashback with wiring for wall lights, w.c., bidet, large tiled walk in shower cubicle with Hansgrohe fixtures, rainfall shower head and additional telephone hand shower, illuminated shelving recess, heated chrome towel rail, storage cupboard, 'Velux' window, tiled floor and patio doors leading to wooden balcony.



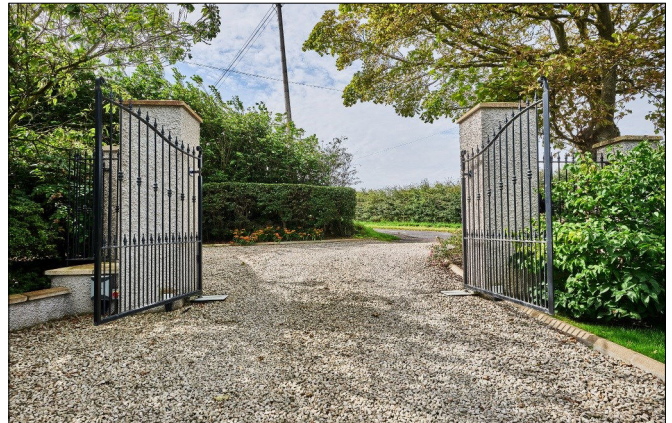
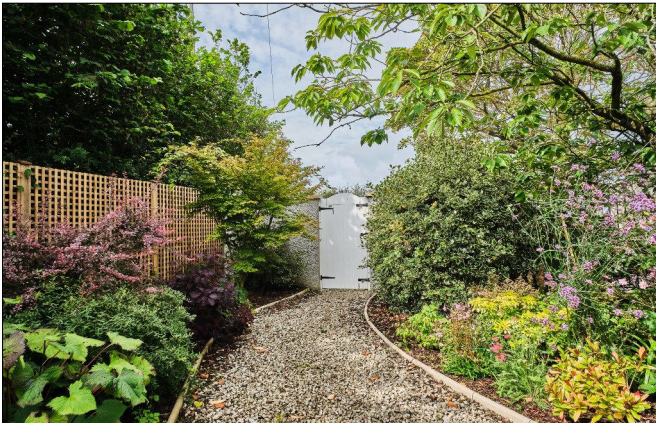
Bedroom 4:

With dormer window overlooking front garden, Velux window overlooking rear garden, large built-in storage cupboard/closet and recessed lighting. 13'5 x 11'1



EXTERIOR FEATURES:

Outside to rear there is a hedged in garden laid in lawn, landscape lighting in both front and rear gardens, patio area to rear, two gardens sheds and wood store, walled in barbeque area and oil tank with galvanised cover. Outside to front there is a large private gated entrance with remote control. There is a walled in lawn with established plants and shrubbery and gravel driveway leading to large garage with a sealed floor, interior and exterior lights, power points, security lighting and wooden entrance and pedestrian door. 20'10 x 15'6



SPECIAL FEATURES:

- ** Oil Fired Grant Condensing Boiler
- ** Mahogany Frame Painted Double Glazed Windows
- ** Main Property In Excess Of 2000 Sq Ft Plus Garage
- ** Well Maintained Grounds Extending To Approx. Half An Acre
- ** Large Garage
- ** Electric Operated Gates
- ** Outstanding Decorative Order Having Been Extensively Refurbished Circa 2019 With New Kitchen & Bathrooms, Electrics, Plumbing, Extension, Joinery, Décor & Tiling, Insulation & Landscaping Outside
- ** Monitored Burglar Alarm
- ** One Piece Aluminium Guttering & Reclaimed Bangor Blue Slates
- ** Dimmer Switches Throughout
- ** Decorative Metal Bower In Rear Garden
- ** Pressurised Mains Water Supply
- ** Concertina Blinds In Most Rooms
- ** Black Out Blinds Upstairs

TENURE:

Freehold

CAPITAL VALUE:

£185,000 (Rates: £2,352.96 p/a approx.)



