



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

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Mortgage Services:

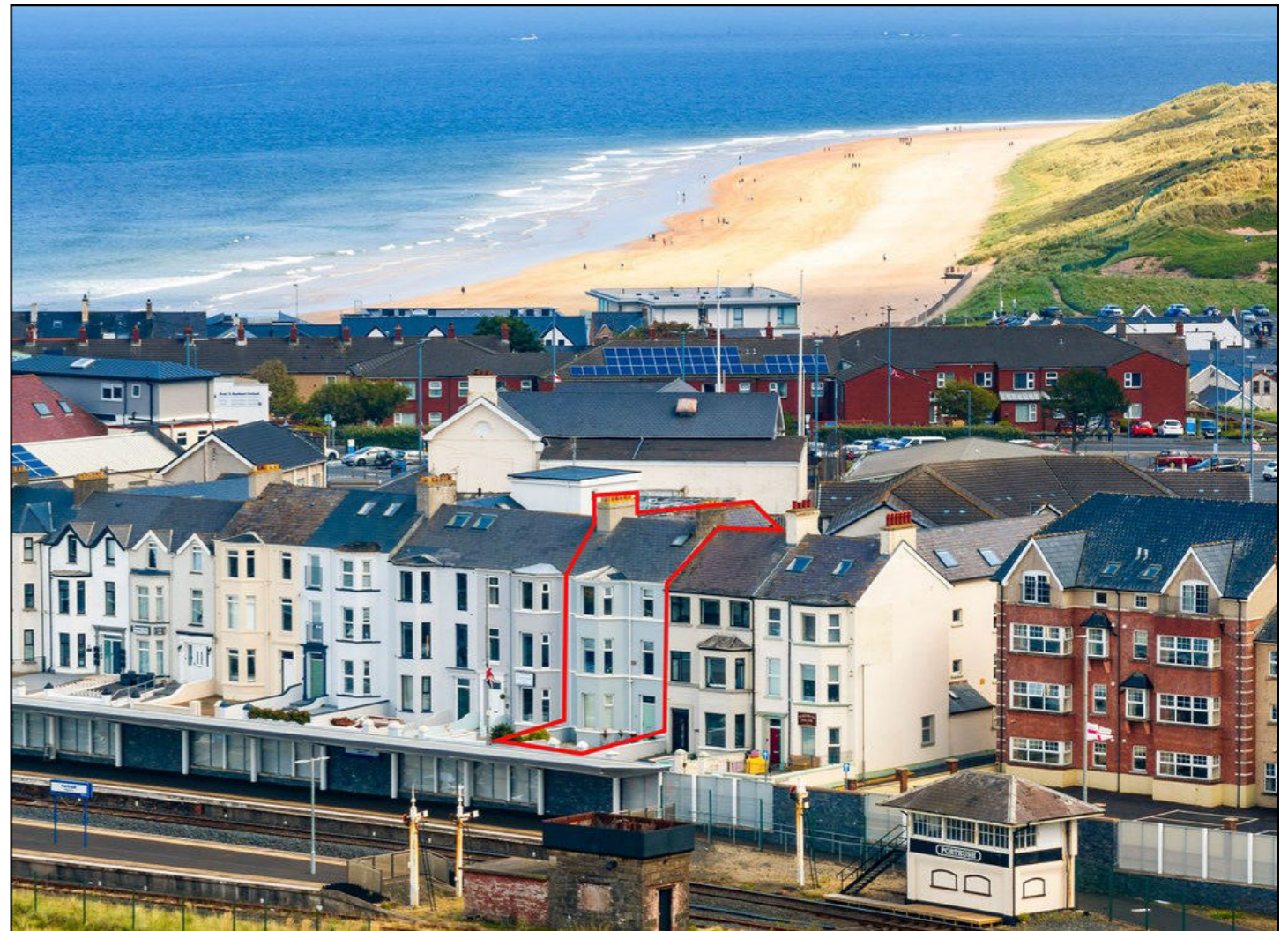
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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	62 D
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

113 Eglinton Street

BT56 8DZ

Offers Over £425,000

028 7083 2000
www.armstronggordon.com

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Absolutely stunning sea view 6 bedroom 4 reception mid-terrace dwelling house with garage to rear. This property has been majorly refurbishment throughout within recent years and has been finished to a stunning finish and offers sea ,beach and Donegal headland views to the front. Throughout the property there is a very modern style atmosphere and a very clever internal layout maximises on style for family orientated living. The property itself has a very warm and welcoming atmosphere with a very tasteful and neutral decor throughout. Most important of all is the location which is within very close proximity to the West Strand Beach and Portrush town centre. This fine residence is practically on the doorstep of a host of many tourist and recreational facilities and all local amenities and even offers its own sauna room. Properties and especially guest houses of this calibre rarely present themselves to the open market, so we therefore strongly encourage you to arrange a private appointment at your earliest convenience.

Location Approaching Portrush on the Coleraine Road, go through the Metropole roundabout at the Police Station onto Eglinton Street heading into the town centre. No 113 will be located on your right hand side after you pass the fire station.

ACCOMMODATION COMPRISES:

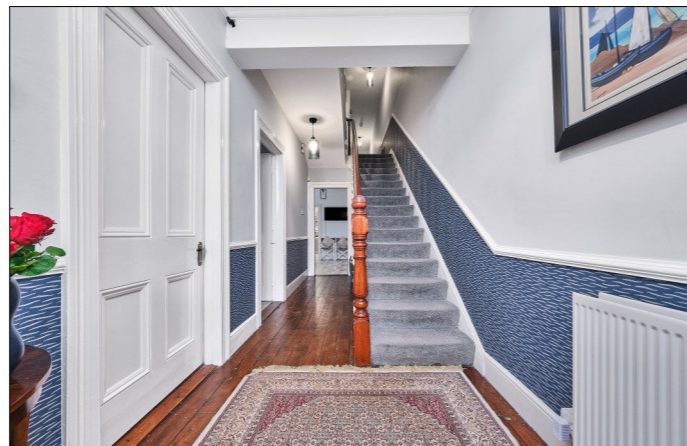
GROUND FLOOR:

Entrance Porch:

6'4 wide with cornicing and tiled floor.

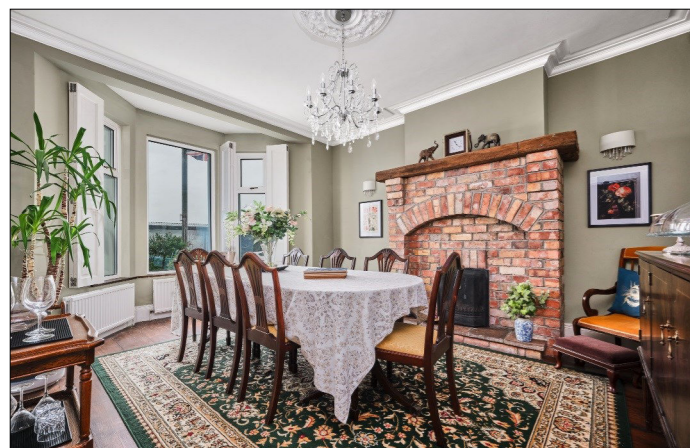
Entrance Hall:

6'3 wide with solid wood floor, dado rail and under stairs storage.



Dining Room 1:

With brick surround fireplace and hearth, ceiling cornicing and centre piece, solid wood floor. 16'9 x 12'9

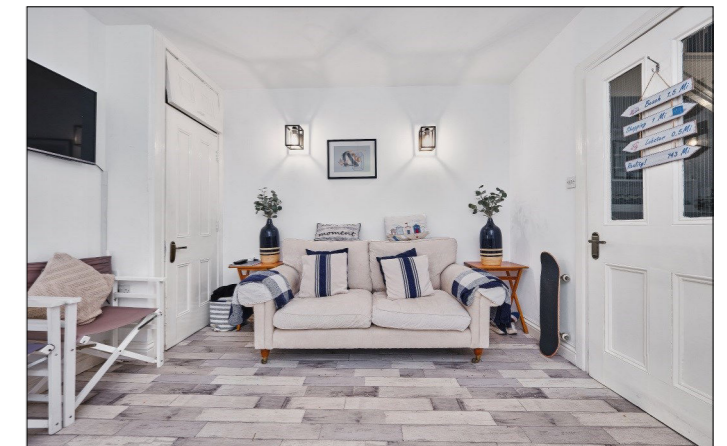
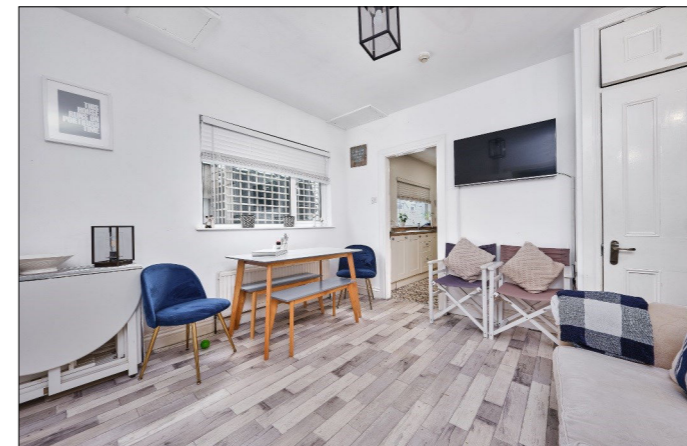


Family Room / Office:

With Mahogany surround fireplace with tiled inset and hearth, ceiling cornicing, built in shelving and cupboard, dimmer control panel. 12'9 x 10'8

Breakfast Room / Dining Room 2:

With hot press and over head storage. 11'9 x 11'5



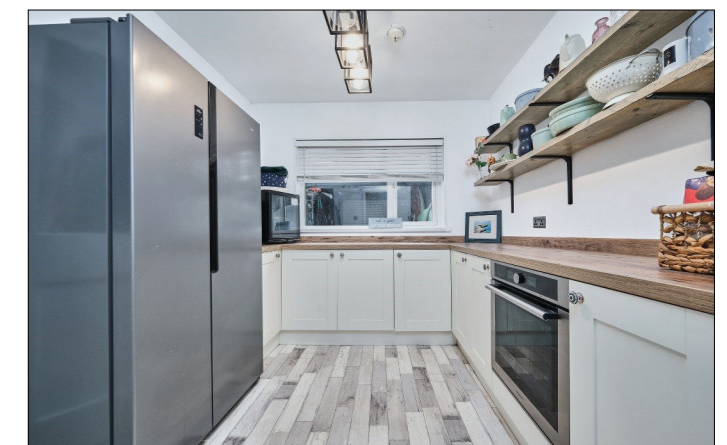
Kitchen:

With bowl and a half single drainer matt black 'Frankie' sink unit, range of low level units, space for cooker with stainless steel splashback and extractor fan above, plumbed for dishwasher, saucepan drawers, recessed light. 11'9 x 10'9



Additional Kitchen Area:

With low level units, shelving above, integrated oven and space for fridge freezer. 10'0 x 8'8



Exterior Utility Room:

With single drainer stainless steel sink unit, range of high and low level units with tiling between, plumbed for automatic washing machine, space for tumble dryer, strip light, tiled floor. 6'5 x 6'0

Rear Porch:

Separate w.c.:

With wash hand basin and tiled walls.

FIRST FLOOR RETURN:

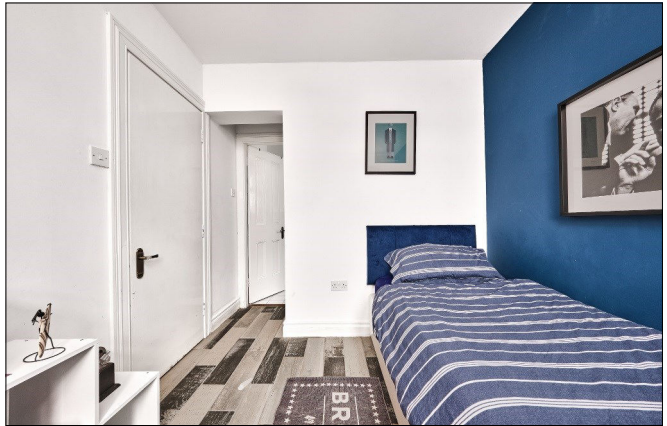
With hot press, walk in storage cupboard, dado rail.



Bedroom 3:

With built in storage consisting of shelving and rails and tiled floor. 12'5 x 8'1

Ensuite with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, half tiled walls, tiled floor and extractor fan.



Bathroom:

With white suite comprising high level w.c., wash hand basin, free standing bath with mixer tap and telephone hand shower, wood panelled walls, extractor fan and tiled floor.



FIRST FLOOR:

Lounge:

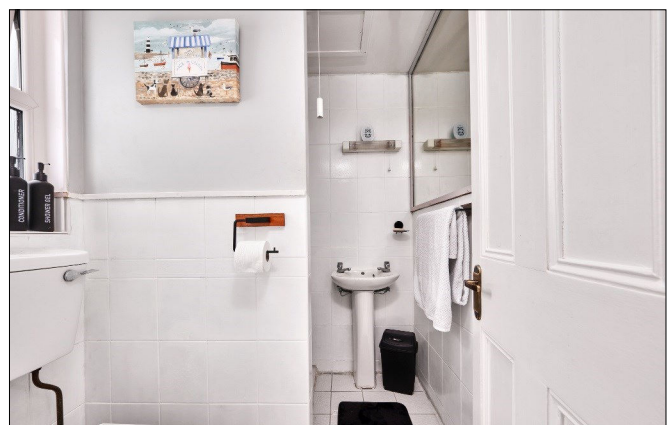
With views across Atlantic Ocean, ceiling cornicing and centre piece, dimmer control panel, solid wood floor. 19'7 x 17'4



Bedroom 4:

With ceiling cornicing. 12'9 x 10'9

Ensuite with w.c., wash hand basin, full tiled walk in shoer cubicle with electric shower, part tiled walls and tiled floor.



SECOND FLOOR:

Landing:

With 'Velux' window and dado rail.

Bedroom 5:

With built in mirrored slide robes and cornicing. 16'7 x 8'3

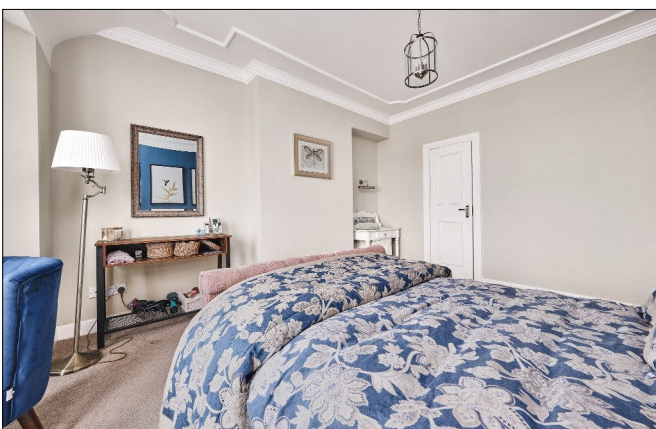
Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle, half tiled walls and extractor fan.



Bedroom 1:

With ceiling cornicing, access to roof space, pedestrian access to fire escape, wash hand basin set in vanity unit, views across Atlantic Ocean, headlands, harbour and west strand.

17'6 x 11'9



Ensuite:

With w.c., fully tiled walk in shower cubicle with electric shower, part tiled walls, wood sheeted ceiling, extractor fan and tiled floor.

Bedroom 2:

With ceiling cornicing and tiled floor. 12'9 x 10'9

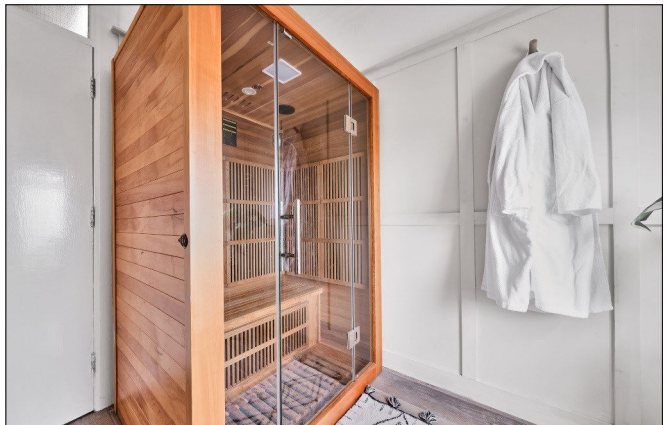
Steps leading down to Ensuite:

With w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, part tiled walls, tiled floor.



Bedroom 6/ Sauna Room:

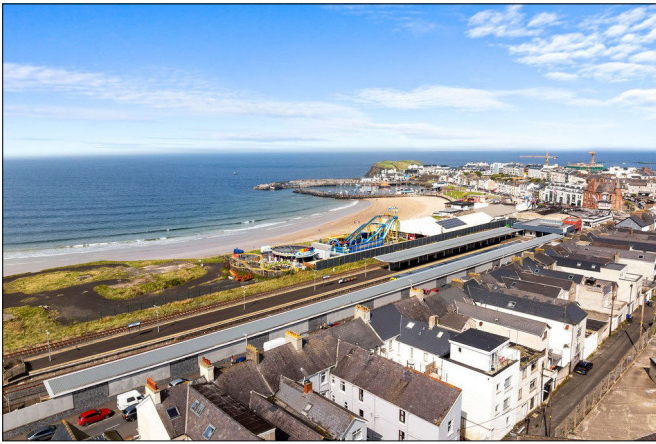
With sauna, wood panel walls, ceiling cornicing, tiled floor, views across Atlantic Ocean, West Strand, headlands and harbour. 8'9 x 7'3



EXTERIOR FEATURES:

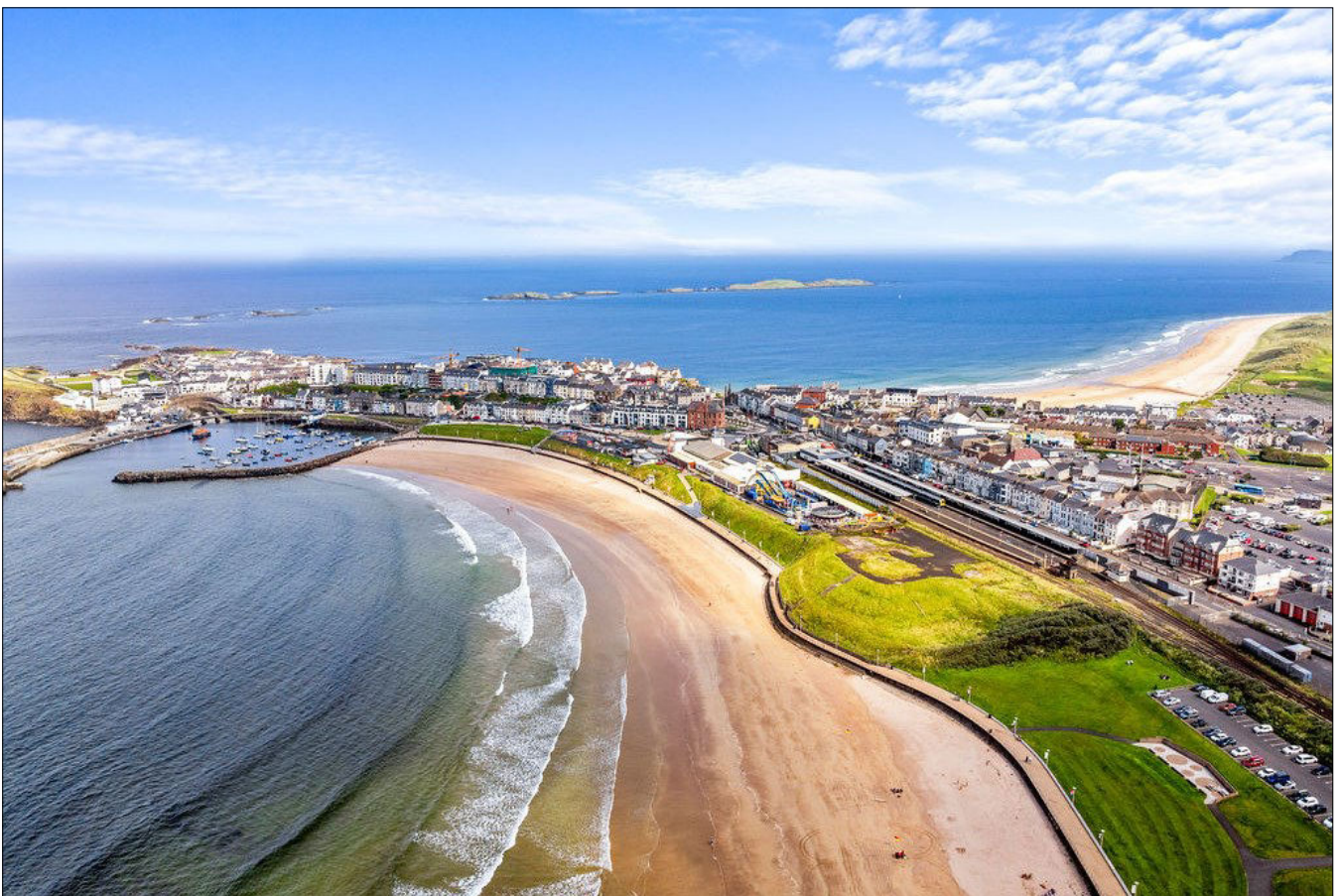
Garden to rear is fully enclosed and laid in concrete. Light to front, side and rear. Water tap within garage. Steps leading to sun terrace. Fire escape to all floors. Garage accessed from rear lane.





SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Garage To Rear
- ** Views Across Atlantic Ocean, Donegal Headlands & Harbour



TENURE:

To Be Confirmed

CAPITAL VALUE:

£205,000(Rates: £2,009.82 p/a approx.)