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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## PORTRUSH

17 Hopefield Park

BT56 8SW

Offers Over £295,000

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A delightful and impressive three bedroom detached bungalow, set on a mature site with many fine features both internally and externally including offering partial sea views to rear. This wonderful family home combines a sense of well laid out rooms with family comfort. Located in a highly regarded residential cul de sac, Hopefield Park is set off the well established Hopefield Road which is renowned for being one of Portrush's most sought after locations. Within proximity to Royal Portrush and Rathmore Golf Clubs, beaches, town centre and an excellent choice of well known restaurants, the property is in an ideal location for those looking to acquire a home in this beautiful part of the North Antrim coast. The selling agent strongly recommends early internal inspection.

Approaching Portrush from Coleraine on the Coleraine Road, turn right onto the Loguestown Road at the Magheraboy Hotel. This road will lead onto the Magheraboy Road. Take your next left onto Hopefield Road and Hopefield Park will be your next right. Take your first left and No. 17 will be located on your left hand side.

#### ACCOMMODATION COMPRISES:

#### GROUND FLOOR:

##### Entrance Porch:

5'5 wide with tiled floor.

##### Entrance Hall:

5'5 wide with access to roof space.

##### Lounge:

With Mahogany surround fireplace with tiled inset and hearth, cornicing and PVC French doors leading to rear garden. 18'8 x 11'9



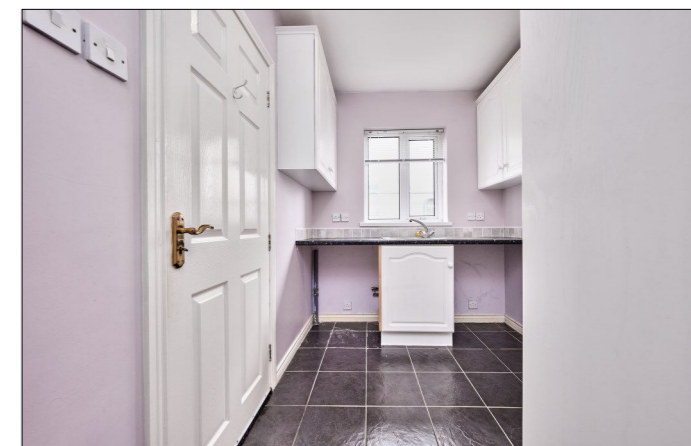
##### Kitchen/Dining Area:

With single drainer sink unit, high and low level units with tiling between, integrated ceramic hob, extractor fan above, double eye level oven, integrated dishwasher, space for fridge, recessed lighting, tiled floor and pedestrian door leading to rear garden. 14'3 x 12'0



##### Utility Room:

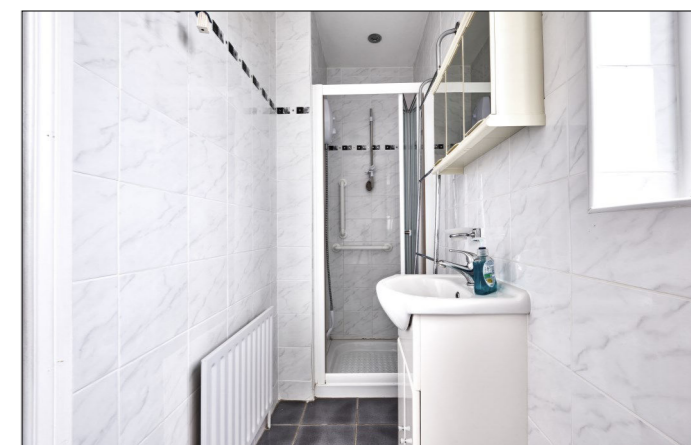
With single drainer stainless steel sink unit, high and low level built in units with tiling between, plumbed for automatic washing machine, space for tumble dryer, broom cupboard and tiled floor.



##### Bedroom 1:

With mirrored slide robes. 12'0 x 10'1

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



##### Bedroom 2:

With laminate wood floor. 14'3 x 9'7



**Bedroom 3:**

With built in furniture consisting of two double wardrobes, shelving and over head storage.

11'3 x 9'8



**Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, feature Jacuzzi style bath, fully tiled walls, hot press, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Tarmac driveway leading to integral garage 17'7 x 10'1 with light and power, roller door, boiler and strip lighting. Garden to rear has an extensive paved patio area with screened area and steps down to additional screened area with partial sea views. Established plants, shrubbery and bushes. Light to front and rear. Tap to rear.



**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Integral Garage
- \*\* Burglar Alarm
- \*\* Partial Sea Views To Rear
- \*\* Solar Panels Installed
- \*\* Electric Car Charging Point

**TENURE:**

To Be Confirmed

**CAPITAL VALUE:**

£150,000 (Rates: £1470.60 p/a approx.)

