



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

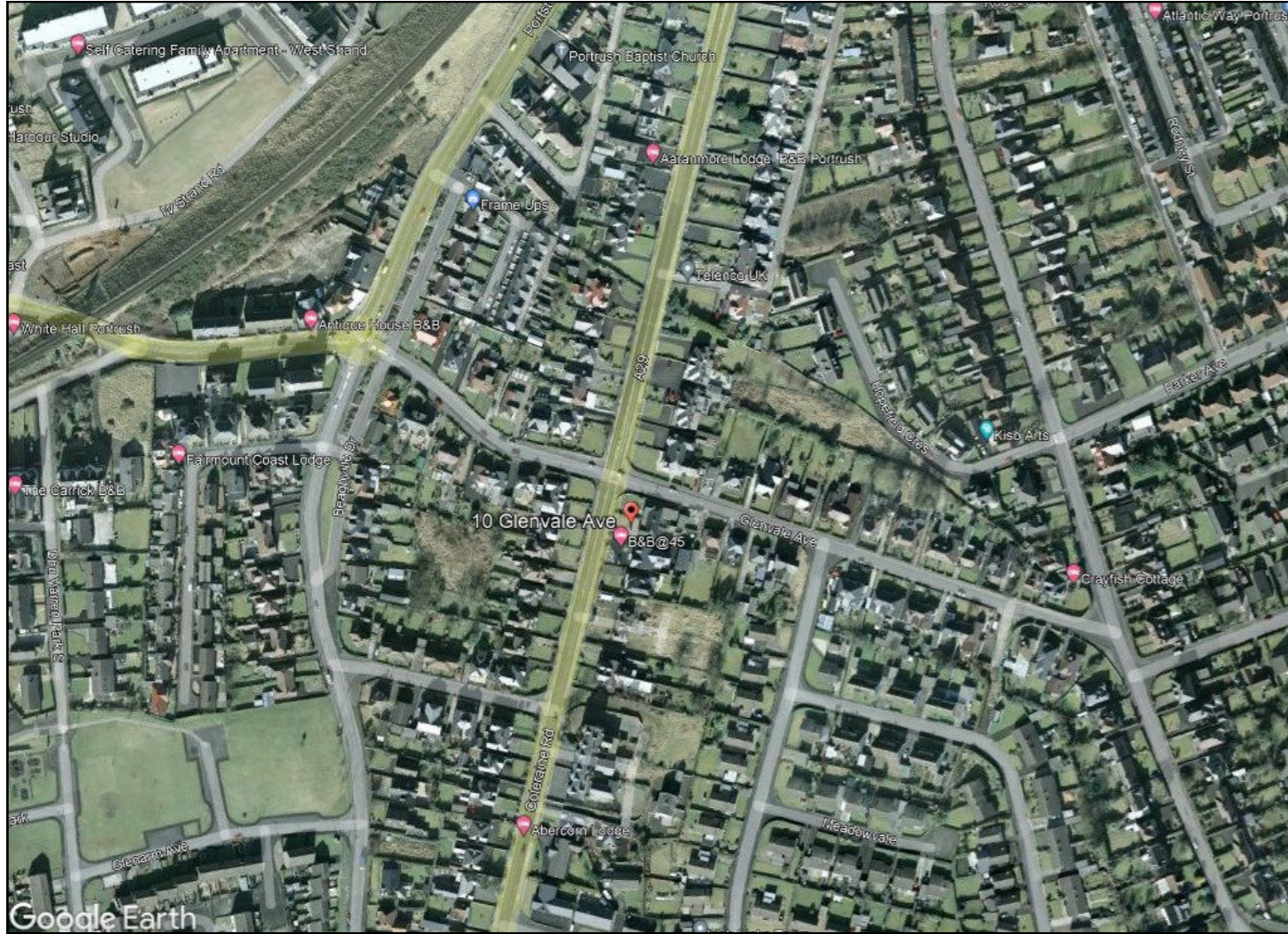
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PORTRUSH

New Build Detached House at
10 Glenvale Avenue
BT56 8HL

Offers Over £675,000



Stunningly located new build detached property situated in a highly sought after residential area close to Portrush's stunning West Strand beach. The property is being constructed to the highest and most modern standard with a choice of finishes and offering a large double garage to rear with a large south westerly rear garden area . This spacious modern contemporary modern contemporary home is conveniently located close to the town being only a 5 minute walk to the fabulous west strand beach . Opportunities like this rarely come onto the open market and the selling agent recommends early viewing to appreciated the stunning finishes.

Leaving Portrush on the Coleraine Road, Glenvale Avenue will be the first road on your left hand side. Turn left and then the new build house will be situated on the right hand side on the corner with Brook Park.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

- Living area - 17'3 x 16'1
- Kitchen - 13'7 x 15'12
- Dining Area - 11'2 x 12'9
- Snug - 15'2 x 14'10
- Porch - 4'11 x 11'6
- Cloaks - 8'10 x 6'7
- Office - 10'1 x 6'7
- WC - 3'9 x 6'9
- Utility - 13'7 x 6'9
- Hallway - 11'10 x 7'4 & 9'10 x 5'3
- Hot press - 6'7 x 3'3



FIRST FLOOR:

- Master Bedroom - 17'7 x 11'10
- Dressing Room - 8'6 x 6'7
- Ensuite - 8'6 x 6'7
- Bathroom - 10'9 x 7'5
- Bedroom 2 - 13'5 x 13'1
(14'10 x 13'1 at widest point)
- Bedroom 3 - 14'1 x 10'8



SECOND FLOOR:

- Bedroom 4 - 19'8 x 10'10
- Ensuite - 6'7 x 5'1
(not including 900 x 900 shower)



EXTERIOR FEATURES:

Double Detached Garage 22'12 x 19'8

TENURE:

Freehold

CAPITAL VALUE:

Not Assessed

SPECIFICATION

INTERNAL FINISHES

Solid concrete floors to ground floor
Black UPVC Triple glazed windows with coastal protection
MDF painted skirtings and architraves
Engineered solid internal doors
Painted internal walls in one colour throughout and white ceilings
Overall A Energy Rating achieved by excellent levels of floor, wall and roof-space insulation

KITCHEN / UTILITY

£20,000 PC sums

BATHROOMS & ENSUITES

£13,500 pc sums

FLOORING

£3,000 pc sums

TILES

£8,500 pc sums

FIREPLACES

£2,500 Electric or Gas Fire

ELECTRICAL & HOME NETWORK SPECIFICATION

White faceplates to all areas (USB connections to selected sockets)
Energy efficient LED light fittings throughout, down lighters to main living areas
SKY TV points to lounge and kitchen / living area, TV points in living rooms and all bedrooms
Data points adjacent to TV points, wired back to main BT point for future connection
Internet points to all rooms, with provision for WIFI throughout
External lighting above all doors, to side of house and garage
Mains operated smoke, heat and carbon monoxide detectors to current regulations

MECHANICAL SPECIFICATION

Under floor heating to ground floor via Grant vortex condensing boiler
Whole house mechanical heat recovery ventilation system
Pressurized hot water system
Solar panel system

EXTERNAL FINISHES

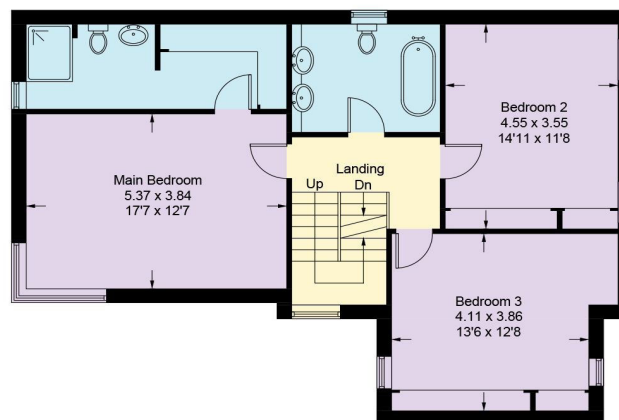
White painted render finish with coastal protection
Traditional cavity wall construction with 200mm full fill insulation
Colour coded zinc cladding to second floor exterior, first floor cantilevered bedroom and cantilevered canopy surround on rear elevation
Black UPVC triple glazed windows with coastal protection
Solid timber part glazed front, back doors
Colour coded aluminium gutter and PVC downpipes
Security camera to front & rear elevations
Ring doorbell
Outside hot & cold taps
Double garage with insulated automated roller door
Attic/first floor storage to garage
Solid timber part glazed pedestrian door
Paved patio area and paths
Bitmac driveway

10 Glenvale Avenue

Approximate Gross Internal Area = 251.9 sq m / 2711 sq ft



Ground Floor



First Floor



Attic Floor

ARMSTRONG GORDON
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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