



33 BENBANE PARK, PORTBALLINTRAE



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £285,000

33 BENBANE PARK, PORTBALLINTRAE

This beautifully maintained townhouse is ideally situated in a sought after residential area, with an elevated vantage point boasting stunning coastal views overlooking Portballintrae towards Runkerry Head and beyond. The property benefits from excellent car parking, along with an enclosed west facing patio garden and a spacious roof terrace that captures picturesque countryside views to the rear.

FEATURES

- Efficient oil fired central heating system.
- Double glazed uPVC windows throughout.
- Stunning coastal views to the front, with scenic countryside views to the rear.
- Private, enclosed west facing patio garden plus roof terrace to the rear.
- Tarmac driveway and parking area at the front.

ADDITIONAL INFORMATION

ANNUAL RATES: £1,421.58

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE HALL

Shelved hot press plumbed for washing machine; cloak cupboard; tiled floor.

BEDROOM 1

3.85 m x 3.69 m (12'8" x 12'1")

Double bedroom with sliding patio doors to the rear.

ENSUITE

1.11 m x 2.48 m (3'8" x 8'2")

Large panelled shower cubicle with electric shower; toilet; wall mounted vanity unit with wash hand basin; electric heated towel radiator; tiled floor; part tiled walls; extractor fan.

BEDROOM 2

4.08 m x 3.00 m (13'5" x 9'10")

Double bedroom to the rear.

BEDROOM 3

3.68 m x 2.41 m (12'1" x 7'11")

Double bedroom to the front.

BATHROOM

2.57 m x 2.09 m (8'5" x 6'10")

Panel bath with shower over; toilet; wall mounted vanity unit with wash hand basin; chrome towel radiator; tiled floor; part tiled walls.

FIRST FLOOR

OPEN PLAN KITCHEN/LIVING/DINING

7.57 m x 5.71 m (24'10" x 18'9")

Wood panelled ceiling; spot lighting.

KITCHEN AREA

Range of fitted units; stainless steel sink; laminate work surfaces; integrated dishwasher & undercounter fridge; electric oven & hob with extractor unit over; part tiled walls; vinyl floor.

LIVING AREA

Stunning sea views; built in electric fire set on a granite hearth; fitted bench seating.

DINING AREA

Sliding patio doors leading to terrace.

ROOF TERRACE

2.65 m x 2.28 m (8'8" x 7'6")

West facing paved terrace with gorgeous countryside views.

EXTERIOR FEATURES

- Fully enclosed private rear garden with patio area.
- Tarmac driveway with parking for several cars.
- West facing roof terrace.
- Enclosed oil tank.



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by RICS



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