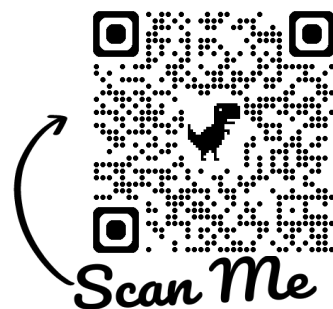


**For Sale**

34 Hopefield Gardens, Portrush BT56 8QG

Offers Over **£235,000**



**Property Overview**

- Townhouse
- 4 Bedrooms, 2 Reception Rooms
- Oil fired heating
- uPVC double glazed windows
- Burglar alarm installed
- Communal parking to rear
- Ideal for first time buyer / investor / holiday home
- EPC Rating - TBC

34 Hopefield Gardens, Portrush BT56 8QG

**Entrance Hall:**

With new uPVC with glass panel, recess lighting, telephone point, wood laminate flooring, storage cupboard, understairs storage.

**Lounge:**

5.1m x 3.2m (16' 9" x 10' 6") (max) with marble surround fireplace, cast iron inset, tiled hearth, television point, telephone point, wood laminate flooring, recess lighting, dimmer switch, French doors leading to:



34 Hopefield Gardens, Portrush BT56 8QG



**Dining Room:**

3.7m x 3.2m (12' 2" x 10' 6") with recess lighting, dimmer switch, uPVC sliding doors to rear garden, French doors leading to:



34 Hopefield Gardens, Portrush BT56 8QG

**Kitchen:**

4.6m x 4.1m (15' 1" x 13' 5") (max) with eye and low level units, tiled between units, Granite worktop, tiled floor, integrated hob and oven, integrated fridge/freezer, plumbed for dishwasher, extractor fan, stainless steel sink unit, recess lighting.



**Utility Room:**

2.8m x 1.6m (9' 2" x 5' 3")

with eye and low level units, single drainer stainless steel sink, part tiled walls, plumbed for a washing machine, space for a tumble dryer, tiled floor, uPVC rear door with glass panel, oil boiler.

34 Hopefield Gardens, Portrush BT56 8QG

**Cloakroom:**

Comprising w.c., wash hand basin, part tiled walls, tiled floor, extractor fan.

**FIRST FLOOR**

**Landing:**

With hotpress, wood laminate flooring, access to roofspace.



**Bedroom 1:**

5.7m x 4.2m (18' 8" x 13' 9") (max) with recess lighting, television point, telephone point.

**Ensuite:**

Comprising tiled shower cubicle with mains shower fitting, w.c., wash hand basin, tiled walls, tiled floor, extractor fan, recess lighting, mirror with light, heated towel rail.

34 Hopefield Gardens, Portrush BT56 8QG

**Bedroom (2):**  
4.5m x 4m (14' 9" x 13' 1")



**Bedroom (3):**  
4.1m x 3.7m (13' 5" x 12' 2") (max) with wood laminate flooring, television point.



34 Hopefield Gardens, Portrush BT56 8QG

**Bedroom 4:**

3.8m x 2.8m (12' 6" x 9' 2") with television point, telephone point.



**Bathroom:**

Comprising corner panelled bath, part tiled walls, PVC panelled walk-in shower with mains shower fitting, w.c., wash hand basin, recess lighting, extractor fan, heated towel rail, tiled floor, mirror with light.



34 Hopefield Gardens, Portrush BT56 8QG



**EXTERIOR FEATURES**

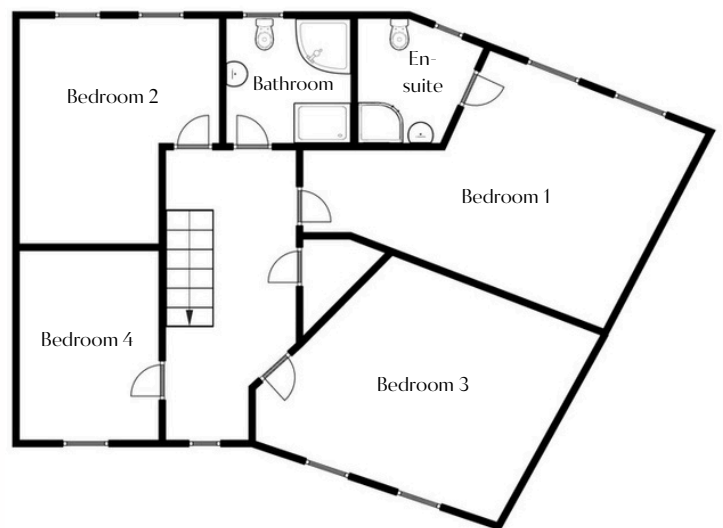
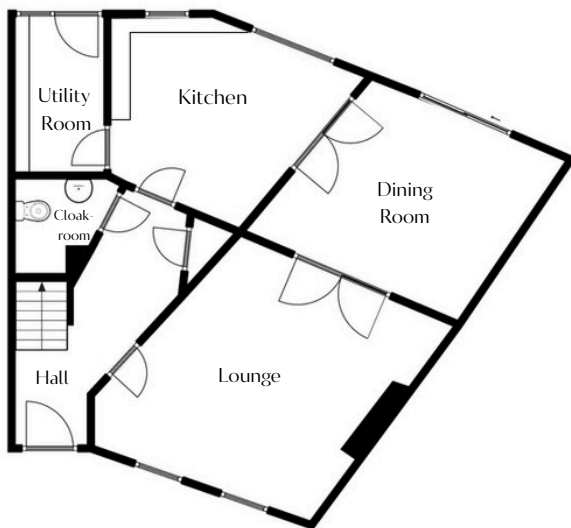
uPVC fascia, soffits, guttering & downpipes. Small garden laid in lawn to front. Outside lights to front and rear. Garden laid in lawn to rear with paved patio area enclosed by fencing. PVC oil tank. Communal parking to rear.

All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal open space areas.



34 Hopefield Gardens, Portrush BT56 8QG

FLOOR PLANS



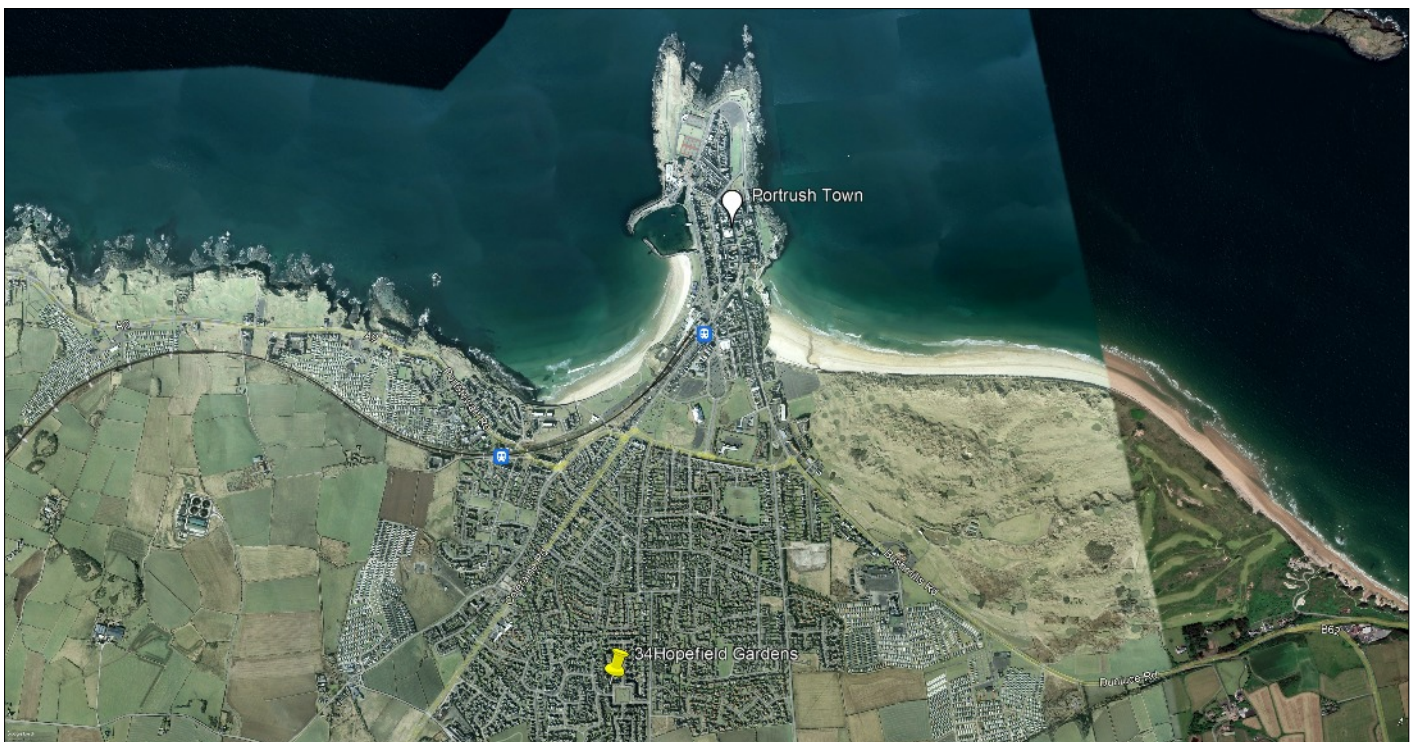
**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

## 34 Hopefield Gardens, Portrush BT56 8QG



### Property Location:

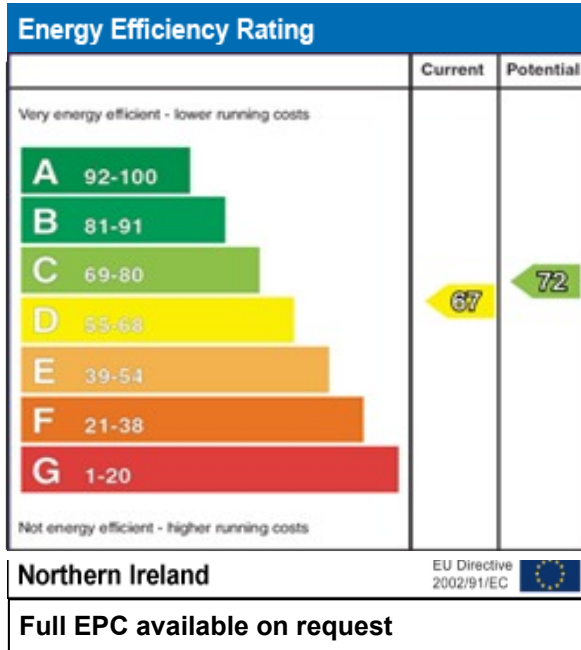
On entering Portrush on the Atlantic Road, turn right onto Magheraboy Road. Continue along and turn left onto Hopefield Road. Take the first left into Hopefield Gardens. No. 34 is overlooking the green.

Tenure: Freehold

Rates 2024 / 2025: £1470.60

Management Fee 2024 / 2025: £110.00 per annum

34 Hopefield Gardens, Portrush BT56 8QG



**OFFICE OPENING HOURS**

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

**WEBSITE AND E-MAIL**

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**

PST1507 031224/MH

**OUR OFFICE LOCATION**



# Think

## FINANCIAL SERVICES

*by Clare*

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7083 2233 / 07739 707 078

Think Financial Services is an Appointed Representative of PRIMIS Mortgage Network. PRIMIS Mortgage Network is a trading name of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.