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

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	37 F
1-20	G		

PORTRUSH

36 Girona Avenue

BT56 8HJ

Offers Over £265,000

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A most delightful 3 bedroom detached bungalow which is both bright and spacious and is in good order throughout. Externally the property benefits from a mature garden area to front and rear. Located in the popular seaside resort of Portrush, the property benefits from being on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and an excellent choice of well known restaurants. This home is sure to create interest to a wide spectrum of potential purchasers. The selling agent strongly recommends early internal inspection.

Leaving Portrush on the Ballywillin Road from Crocknamack Road and heading towards Coleraine, take your second right into Girona Avenue. No 36 will be the first property located on your left hand side.

ACCOMMODATION COMPRISES:

Entrance Porch:

4'5 wide with dado rail and laminate wood floor.

Entrance Hall:

4'5 wide with dado rail, laminate wood floor and access to roof space.

Lounge:

With mahogany surround fireplace with marble inset, marble hearth, coving, dimmer control panel and laminate wood floor. 16'1 x 13'7



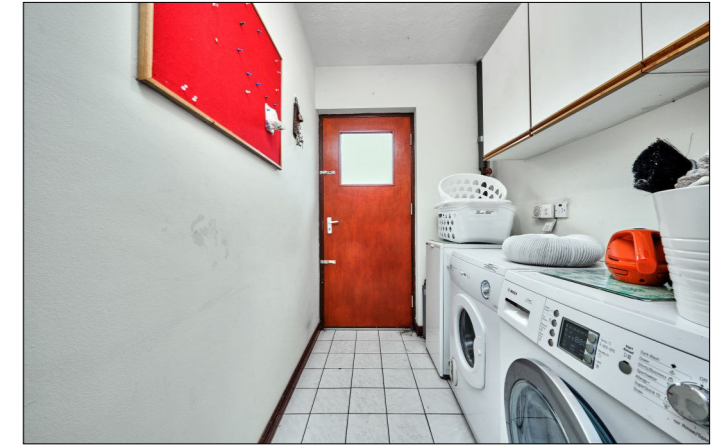
Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level units with tiling between, space for cooker with extractor fan above, space for fridge freezer, saucepan drawer, breakfast bar with seating for four people, strip lighting, tiled floor and sliding patio door to rear garden. 18'5 x 11'4



Utility Room:

With high level units, plumbed for automatic washing machine, space for tumble dryer, cloaks cupboard, boiler, tiled floor and pedestrian door leading to rear garden. 11'8 x 5'2



Bedroom 1:

13'5 x 10'5



Bedroom 2:

11'9 x 10'5



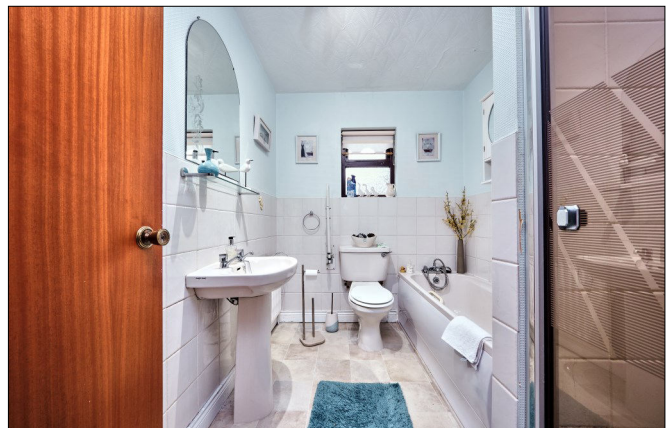
Bedroom 3:

With laminate wood floor. 10'0 x 9'6



Bathroom:

With white suite, w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, telephone hand shower over bath and half tiled walls.



EXTERIOR FEATURES:

Concrete driveway leading to garage 19'4 x 12'4 with roller door, light and power points. Garden to rear is fully enclosed with extensive paved patio area surrounded by hedging and trees. Light to front, side and rear. Tap to rear. Garden to front is laid in lawn with established shrubs.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Wood Framed Double Glazed Windows
- ** Garage
- ** Private Graden To Rear

CAPITAL VALUE:

£140,000 (Rates: £1372.56 p/a approx.)

TENURE:

TBC



