



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

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**Mortgage Services:**

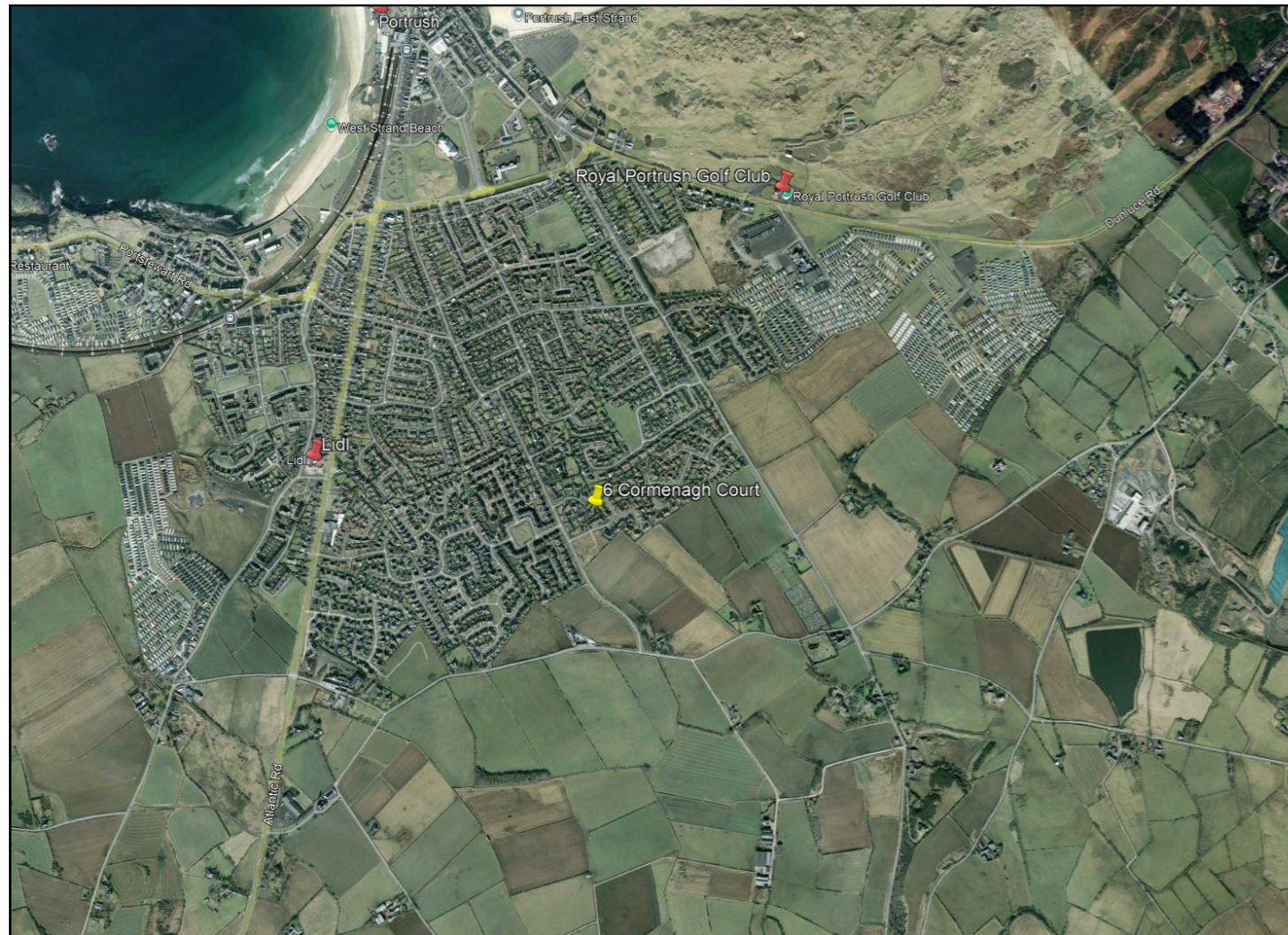
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# ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 60 D      |
| 39-54 | E             |         |           |
| 21-38 | F             | 31 F    |           |
| 1-20  | G             |         |           |

## PORTRUSH

6 Cormenagh Court

BT56 8PQ

Offers Over £395,000

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A deceptively spacious and quite charming four bedroom detached bungalow occupying a fantastic generously proportioned site just off the well established Hopefield Road. Internally, the property has spacious and versatile accommodation throughout and would be ideally suited for those looking for a family home in this beautiful part of the North Antrim coastline. Externally the property benefits from well laid out garden areas to front side and rear and of particular note are the breath-taking views across Portrush to Scotland. 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 instant interest to a wide spectrum of potential purchasers. 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 House Hotel. This road will lead onto the Magheraboy Road. Take your next left onto Hopefield Road. Take your second right into Cormenagh Court and No 6 will be located at the far end bending around to your right.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Spacious Entrance Porch:**

9'5 wide with tiled floor, pine sheeted ceiling with recessed light.

**Spacious Entrance Hall:**

7'2 wide with pane paned door from hall, solid wood floor, large cloaks cupboard, access to roof space and



**Separate W.C.:**

With wash hand basin and tiled walls.



**Bedroom 1:**

With cornicing and centre piece. 13'7 x 12'9



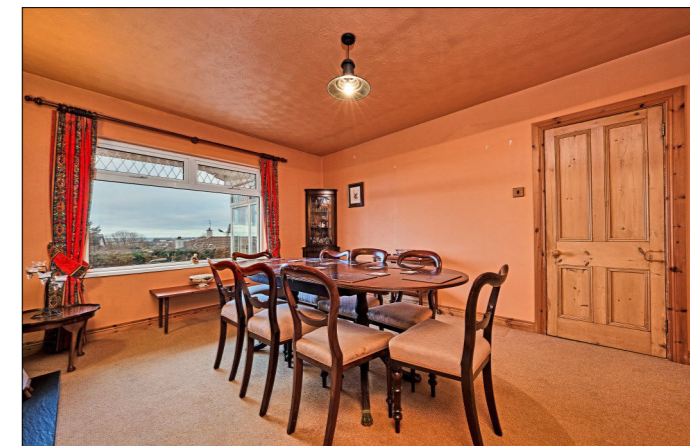
**Lounge: 19'3 x 14'8**

With mahogany surround fireplace, tiled inset and hearth, wiring for wall lights and dimmer control panel.



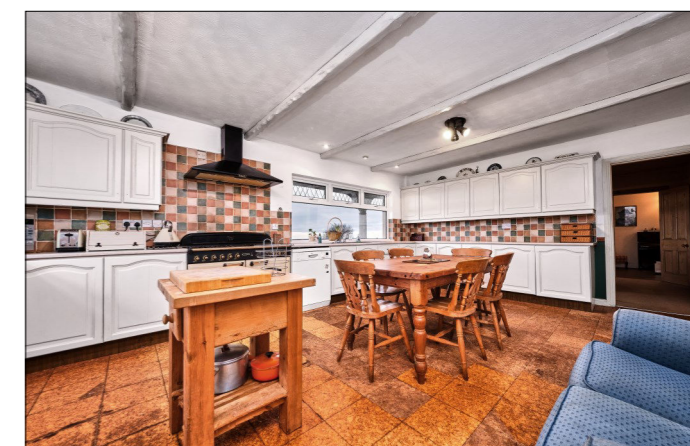
**Dining Room:**

With pine surround fireplace, brick inset and slate hearth. 14'7 x 11'6



**Kitchen / Dining Area:**

With double stainless steel sink unit, range of high and low level units with tiling between, space for 'Leisure Range', extractor fan above and tiled splashback, space for fridge, plumbed for dishwasher, shelving, drawer bank, saucepan drawers and recessed lighting. 20'0 x 14'7



**Utility Room:**

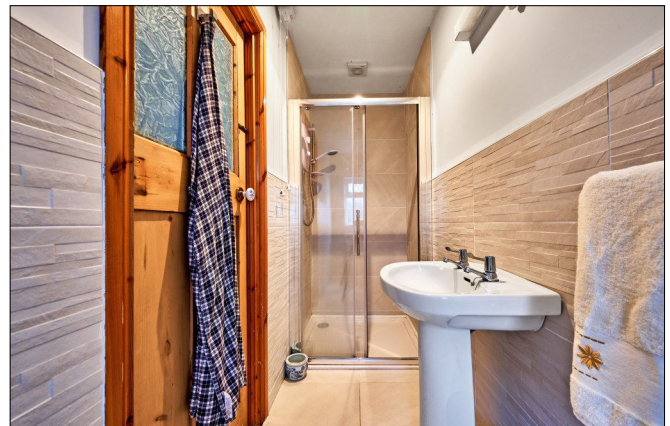
With single drainer stainless steel sink unit, low level units, space for fridge freezer, plumbed for automatic washing machine, space for tumble dryer, fully tiled walls, tiled floor and pedestrian door leading to rear garden. 9'0 x 8'8



**Bedroom 2:**

With built in furniture comprising two double wardrobes and over head storage. 12'8 x 9'9

**Ensuite** with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, half tiled walls, light with shaver point, recessed light, extractor fan and tiled floor.



**Bedroom 3:**

With wash hand basin and wiring for wall light above. 13'0 x 12'7



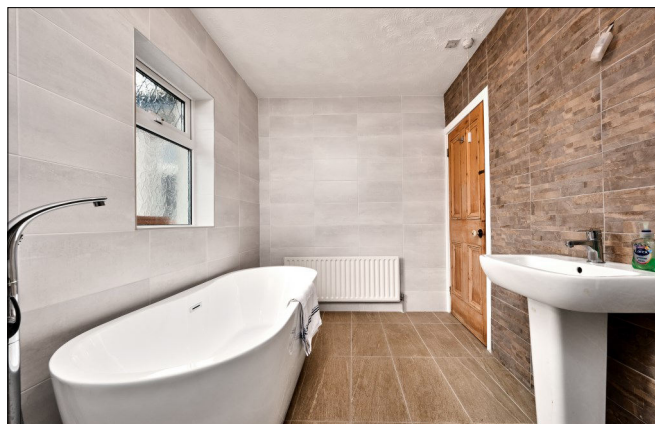
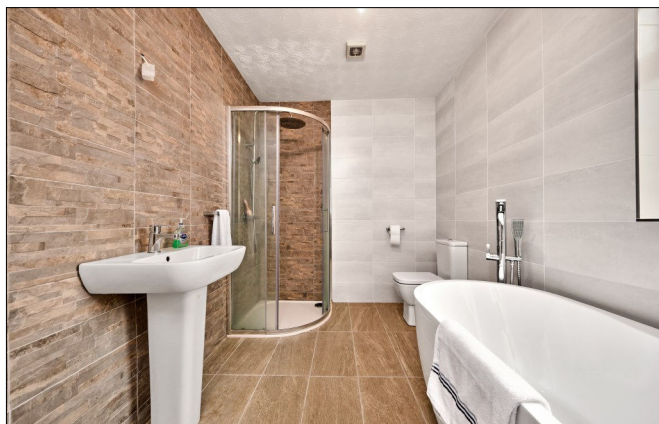
**Bedroom 4:**

12'2 x 9'7



### **Bathroom:**

With white suite comprising w.c., wash hand basin, free standing bath, fully tiled walk in shower cubicle with rainfall shower fitting and additional hand shower, part tiled walls, tiled floor, extractor fan.



### **EXTERIOR FEATURES:**

Extensive tarmac driveway leading to large integral garage 20'8 x 12'8 with light and power points, up and over door, access to roof space, boiler, door leading to Utility room.

Garden to rear is accessed by tarmac drive way with large paviour patio area surrounded by established trees, hedging and shrubbery. Light to front and rear. Tap to rear.

Garden to front with grass area, large wrap around tiled patio area surrounded by established hedging and trees.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Large Integral Garage
- \*\* Generously Proportioned Site
- \*\* Breathtaking Panoramic Views Stretching From Portrush To Scotland
- \*\* The Property Has A Fully Floored Roof Space Which Offers Conversion Potential (Subject To Consents) With Panoramic views

### **TENURE:**

Leasehold

### **CAPITAL VALUE:**

£230,000 (Rates: £2,254.92 p/a approx.)





Front view

