



53 LOGUESTOWN ROAD, PORTRUSH



X 4



X 3



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	41

OFFERS OVER £375,000

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Situated on the outskirts of Portrush, this impressive 4/5 bedroom detached home presents an outstanding opportunity for those looking to put their own mark on a property. Offering spacious and versatile living spaces, the home features multiple reception rooms, generously sized bedrooms and the potential to modernise and transform it into your dream home. Set on a generous site with expansive gardens, the outdoor space is perfect for families to enjoy. While the property does require some updating, its size, layout and sought after location make it an exciting prospect for the right buyer. With the stunning North Coast just moments away, this is an opportunity not to be missed!

FEATURES

- Oil fired central heating.
- Grant boiler installed less than 2 years ago.
- Double glazing in wooden frames.
- Large gardens in lawn surrounding the property.
- Enclosed patio area to the rear.
- Tarmac driveway leading to integral garage.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £2,549.04

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF
T: 028 7083 5444
E: portstewart@philiptweedie.com
W: www.philiptweedie.com

ACCOMMODATION

DINING ROOM

3.23 m x 3.95 m (10'7" x 13'0")

Engineered wood floor; access to the kitchen & lounge.

LOUNGE

6.61 m x 4.74 m (21'8" x 15'7")

Feature corner stone fireplace; hard wood floor; patio doors leading to the rear.

ENTRANCE PORCH

1.58 m x 3.95 m (5'2" x 13'0")

Travertine tiled floor; glass panel door leading to the entrance hall.

ENTRANCE HALL

4.78 m x 3.95 m (15'8" x 13'0")

Engineered wood floor; cloaks cupboard; open staircase.

KITCHEN WITH DINING AREA

6.60 m x 3.79 m (21'8" x 12'5")

Range of fitted units; laminate work surfaces; double stainless steel sink unit; space for range style cooker with extractor unit over; plumbed for dishwasher; space for fridge freezer; tiled floor; fitted benched seating in dining area.

LIVING ROOM / BEDROOM 5

3.36 m x 3.96 m (11'0" x 13'0")

Engineered wood floor.

REAR HALL

Tiled floor; access to the utility room & cloak room.

UTILITY ROOM

2.26 m x 3.22 m (7'5" x 10'7")

Range of fitted units; stainless steel sink; plumbed for washing machine; tiled floor; part tiled walls; boiler cupboard.

DOWNSTAIRS WC

0.98 m x 2.24 m (3'3" x 7'4")

Toilet; wash hand basin; tiled floor.

CLOAK ROOM

2.61 m x 1.67 m (8'7" x 5'6")

Vinyl floor; access to the garage.

FIRST FLOOR

LANDING

Shelved hot press.

BEDROOM 1

3.25 m x 4.72 m (10'8" x 15'6")

Double bedroom to the front; built in wardrobe.

BEDROOM 2

3.26 m x 3.83 m (10'8" x 12'7")

Double bedroom to the front; built in wardrobe.

BEDROOM 3

3.27 m x 4.72 m (10'9" x 15'6")

Double bedroom to the rear; built in storage with shower cubicle.

BEDROOM 4

3.26 m x 3.83 m (10'8" x 12'7")

Double to the rear, built in wardrobe.

BATHROOM

2.25 m x 3.31 m (7'5" x 10'10")

Panel bath; panelled shower cubicle; toilet; vanity unit with wash hand basin; chrome towel radiator; fully tiled walls; laminate floor; extractor fan.

EXTERIOR

INTEGRAL DOUBLE GARAGE

5.30 m x 5.12 m (17'5" x 16'10")

Twin up & over doors; storage room.

GARAGE STORAGE ROOM.

1.68 m x 2.57 m (5'6" x 8'5")

STABLES/OUTBUILDING

7.30 m x 3.95 m (23'11" x 13'0")

Roof due to be repaired.

OUTSIDE FEATURES

- Gated driveway with large parking area.
- Garden in lawn surrounding property.
- Enclosed patio area to the rear.
- Outside lights and tap.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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