



This detached bungalow is situated in a small private cul-de-sac in a popular residential area of Portrush, only a 3 minute drive from the centre of town and the array of local amenities the area has to offer, including spectacular beaches, restaurants, children's entertainment venues, and Royal Portrush and Rathmore Golf Clubs.

Although in need of some modernisation and updating, the property offers excellent potential for a new buyer to add their own stamp. The accommodation is bright and spacious and comprises; entrance hall, living room, open plan kitchen and dining room and conservatory with access to the rear garden. There are three well proportioned bedrooms and a shower room.

Externally there are surrounding lawns, paved patio area, detached garage and driveway parking.

The property is within comfortable commuting distance of Coleraine, Ballymoney, Ballymena and Londonderry, and offers good value for money. Early viewing is highly recommended.

Offers Over
£245,000

13 Willan Drive,
PORTRUSH,
BT56 8PU

Viewing by
appointment
through agent
028 9066 3030

- Detached bungalow situated in a private cul de sac in a highly sought after residential area of Portrush
- Only a 3 minute drive, or within walking distance of the centre of town
- Array of local amenities the area has to offer, including spectacular beaches, restaurants, children's entertainment venues and golf clubs
- Within walking distance of Royal Portrush Golf Club, venue for the 2025 British Open Golf Championship
- Although in need of some modernisation and updating, the property offers excellent potential for a new buyer to add their own stamp
- Bright and spacious accommodation and comprising glass porch, entrance hall, living room, kitchen with open plan dining area, shower room and three well proportioned bedrooms
- Dual heating system with oil fired boiler and radiators, also run by a back boiler from the open fire in the living room
- Attractive pine fireplace with cast iron inset and slate tiled hearth
- Windows are PVC framed with double glazing throughout
- Partially floored loft, accessible through a trapdoor in the hallway
- Bright and spacious conservatory opens onto a paved patio area and mature gardens at the back and side
- Detached garage and two large storage sheds
- Within comfortable commuting distance of Coleraine, Ballymoney, Ballymoney, Limavady and Londonderry
- Offers good value for money
- Early viewing highly recommended

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH:



LIVING ROOM: 19' 1" x 14' 3" (5.82m x 4.34m) Feature pine fireplace surround and mantle, open fire, raised hearth. High output back boiler connected to heating system.



KITCHEN/DINING ROOM: 18' 3" x 14' 5" (5.56m x 4.39m) High and low level cupboard space. Single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, part tiled walls.
CONSERVATORY: 11' 0" x 10' 4" (3.35m x 3.15m)



BEDROOM (1): 13' 0" x 12' 8" (3.96m x 3.86m)
BEDROOM (2): 13' 0" x 11' 7" (3.96m x 3.53m)



BEDROOM (3): 12' 8" x 11' 5" (3.86m x 3.48m)

SHOWER ROOM: Shower cubicle with electric shower unit, pedestal wash hand basin, low flush wc, part tiled walls.



Outside

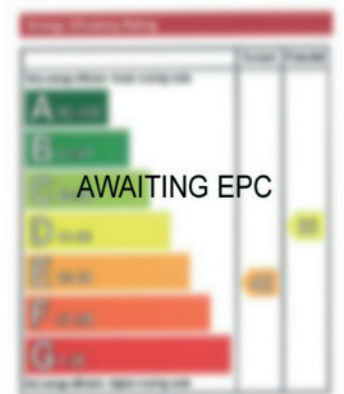
DETACHED GARAGE: 22' 0" x 11' 8" (6.71m x 3.56m) Oil fired boiler. Roller shutter door, light and power, side doors. rdens front, side and rear.



Location:

Driving into Portrush from the direction of Coleraine, turn right onto Crocnamac Road, and right again onto Ballywillan Road. From Ballywillan Road, turn right onto Girona Avenue, then first left onto Carneybaun Park. From Carneybaun Park, the first turning on the right is Willan Drive. Number 13 is at the top of the cul-de-sac.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.