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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	48 E	
21-38	F		
1-20	G		

## PORTRUSH

48 Primrose Park

BT56 8TD

Offers Over £334,500

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A modern and very well laid out four bedroom detached property located in a popular residential area, situated just off the Coleraine Road and extending to 1636 Sq ft (approx). Constructed circa 2002 by Colum McAuley Builders Ltd, the property has been finished to a great standard throughout and offers bright and spacious accommodation with a very relaxing atmosphere right through. Externally there is a well maintained garden to front and rear with a wide driveway leading to an integral garage. 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 is a home which should attract interest to a wide spectrum of potential purchasers and we strongly recommend early internal appraisal.

Approaching Portrush on the Coleraine Road, turn right into Magheramenagh Drive just before the Hillcrest Filling Station. Turn right again at the T-junction and then your third right into Primrose Crescent.

**ACCOMMODATION COMPRISES:**

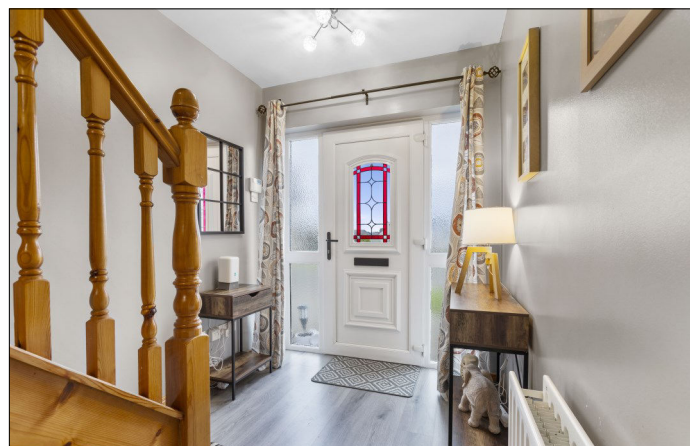
**GROUND FLOOR:**

**Entrance Hall:**

6'4 wide with laminate wood floor.

**Separate W.C:**

With wash hand basin with tiled splashback, extractor fan and laminate wood floor.



**Lounge:**

With pine surround fireplace, cast iron inset and tiled hearth, coving and wall feature lights. 16'3 x 12'6



**Kitchen/Dining Area:**

With bowl and a half single drainer stainless steel sink unit, high and low level units with tiling between, integrated fridge freezer, ceramic hob, stainless steel extractor fan, double eye level oven, dishwasher, saucepan drawers, wine rack, recessed lighting, tiled floor and PVC door leading to garden. 19'5 x 13'3



**Utility Room:**

With single drainer stainless steel sink unit, high and low level units with tiling above, integrated washing machine, tiled floor, storage cupboard and PVC door leading to rear. 9'0 x 5'8

**FIRST FLOOR:**

**Landing:**

With hot press and access to roof space.

**Bedroom 1:**

20'0 x 11'7



**Dressing Room:**

6'8 x 5'7



**Bedroom 2:**

16'3 x 9'1



**Bedroom 3:**

13'4 x 11'3



**Bedroom 4:**

With built in wardrobe. 13'4 x 6'5

**Bathroom:**

With w.c., wash hand basin, corner jacuzzi style bath, half tiled walls, Velux window, tiled floor, PVC clad walk in shower cubicle with electric shower and extractor fan.



**EXTERIOR FEATURES:**

Garden to rear is fenced and laid in extensive paved patio area with screened area with established shrubs, hedging and trees, outdoor tap, Lighting to front and rear.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Integral Garage
- \*\* Very Good Decorative Order

**TENURE:**

TBC

**CAPITAL VALUE:**

£185,000 (Rates:£113.74 p/a approx.)

