



3 PRIMROSE GARDENS, PORTRUSH



X 3



X 2



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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	39	48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £285,000

3 PRIMROSE GARDENS, PORTRUSH

This well presented 3 bedroom detached home offers spacious accommodation, including a master bedroom with en-suite, a kitchen, dining room and a comfortable lounge. Outside, you'll find a sizeable garden and patio, along with the added benefit of a single garage. Situated in an established residential area off the Coleraine Road, this property offers excellent convenience to the town's amenities, beaches, and local attractions.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Enclosed garden and patio areas.
- Tarmac driveway leading to a single garage.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,470.60

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE HALL

5.01 m x 1.37 m (16'5" x 4'6")

Laminate flooring.

KITCHEN

3.71 m x 3.49 m (12'2" x 11'5")

Range of high & low level units; laminate work surfaces; ceramic sink; electric oven; gas hob with extractor unit over; tiled splash back; space for under counter fridge; plumbed for dishwasher; spot lighting; laminate flooring.

UTILITY ROOM

3.71 m x 1.56 m (12'2" x 5'1")

Range of fitted units; laminate work surfaces; stainless steel sink; plumbed for washing machine; space for fridge freezer; door to the rear.

DINING ROOM

4.73 m x 2.90 m (15'6" x 9'6")

Laminate wood flooring; sliding patio doors to the rear.

LOUNGE

5.02 m x 3.62 m (16'6" x 11'11")

Gas fire set in a cast iron fireplace with wood surround and tiled hearth; laminate wood flooring.

BEDROOM 3

3.38 m x 2.98 m (11'1" x 9'9")

Double bedroom to the front.

DOWNSTAIRS WC

Toilet; wash hand basin; vinyl flooring.

FIRST FLOOR

LANDING

Shelved hot press.

BEDROOM 1

3.37 m x 4.11 m (11'1" x 13'6")

Double bedroom to the front; two built in cupboards.

ENSUITE

0.98 m x 2.46 m (3'3" x 8'1")

Tiled shower cubicle with electric shower; toilet; wash hand basin; part tiled walls; vinyl flooring; spot lights.

BEDROOM 2

4.72 m x 2.47 m (15'6" x 8'1")

Double bedroom to the rear.

BATHROOM

2.78 m x 2.08 m (9'1" x 6'10")

Panel bath with shower attachment; tiled shower cubicle with electric shower; toilet; wash hand basin; spot lights; vinyl flooring.

EXTERIOR

GARAGE

4.96 m x 3.34 m (16'3" x 10'11")

Electric roller door; concrete floor; power & light.

OUTSIDE FEATURES

- Fully enclosed paved patio area to the rear.
- Enclosed side garden in lawn.
- Tarmac driveway and parking area.
- Outside light & tap.

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

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PHOTOS



