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**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



**ARMSTRONG GORDON**  
& Company Limited  
THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



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# ARMSTRONG GORDON



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64   D
39-54	E		
21-38	F	38   F	
1-20	G		

## PORTRUSH

6 Glenvale Crescent

BT56 8EB

Offers Over £245,000

**\*\* Closing Date Monday 15th March @ 12 noon approx \*\***

028 7083 2000  
[www.armstronggordon.com](http://www.armstronggordon.com)



A fantastic opportunity to acquire a spacious 4 bedroom detached bungalow with some character (high ceilings) and believed to have been built circa 1940. Situated in a mostly residential and highly sought after location, properties of this style and location rarely present themselves to the open market. Deceptively spacious throughout we are confident that upon internal inspection potential purchasers will be suitably impressed with the potential this property has and it does require some modernisation at present . Externally the property benefits from a very well maintained rear garden and large Garage/Workshop with separate potential for other uses subject to necessary consents. The property indeed benefits from being on the doorstep of this seaside resorts many fine attractions including championship golf courses, West Strand beach and well known eating establishments. 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 on the Coleraine Road, take the second left after the Lidl store onto Glenvale Crescent and number 6 will be on your right hand side.

ACCOMMODATION COMPRISES:

**Entrance Hall:**  
6'5 wide with hot press.



**Lounge:**  
With slate fireplace with tiled hearth, integrated shelving and laminate wood floor. 16'5 x 13'9



**Living Room:**  
With laminate wood floor and archway leading into kitchen. 10'0 x 10'0



**Kitchen/Dining:**  
With high and low level built in units, stainless steel sink unit, integrated double oven, plumbed for dishwasher, drawer bank and tiled/laminate wood floor. 14'11 x 11'10



**Rear Porch:**

**Boiler Room/Store:**  
8'10 x 5'4



**Bedroom 1:**  
12'4 x 10'6



**Bedroom 2:**  
10'8 x 9'7



**Bedroom 3:**

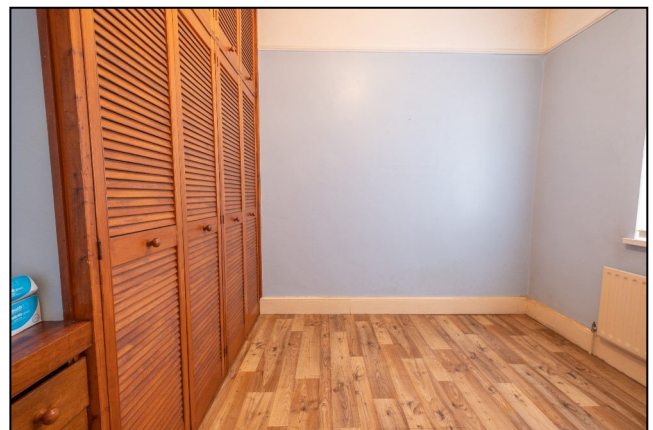
With laminate wood floor. 11'7 into bay x 10'0

**Shower Room:**

With fully tiled walk in shower cubicle, w.c., wash hand basin and fully tiled walls.

**Bedroom 4:**

With two double built in wardrobes and laminate wood floor. 10'5 x 9'0

**Attic Room:**

13'3 average x 7'1



### **EXTERIOR FEATURES:**

Outside to rear there is an extensive plot of land with garden area, parking area and large garage. 27'10 x 15'5 Outside to front there is a walled in lawn and concrete drive to side and rear.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows & Doors
- \*\* Large Garage & Additional Garden To Rear
- \*\* Very Popular Residential Area

### **TENURE:**

Leasehold (Ground rent is £7.50 per annum).

### **CAPITAL VALUE:**

£135,000 (Rates:£1142. 91 p/a)

