



# PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover | Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:  
**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



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E	53   E	
21-38	F		
1-20	G		

## PORTRUSH

17 Castlevue Park

BT56 8AS

Offers Over £245,000

028 7083 2000  
www.armstronggordon.com

A beautifully presented and very well laid out 3 bedroom detached bungalow occupying a good site situated just off the well established Ballywillin Road. Internally, the property has spacious and versatile accommodation throughout and would be ideally suited for those looking for a family or indeed holiday home in this beautiful part of the North Antrim coastline. The property is in excellent decorative order throughout. Located in the popular seaside resort of Portrush, the property benefits from being situated on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and an excellent choice of well known restaurants. This home is sure to create instant interest to a wide spectrum of potential purchasers. The selling agent strongly recommends early internal inspection.

Leaving Portrush heading towards Coleraine on the Ballywillin Road, take your fourth right into Castle View Park. Take your second left and No 17 will be located on your left hand side.

**ACCOMMODATION COMPRISES:**

**Entrance Hall:**

5'0 wide with cloaks cupboard, hot press and immersion heater, access to roof space.



**Lounge:**

With wood surround fireplace having tiled inset and hearth. 16'1 x 13'2



**Kitchen /Dining:**

With bowl an a half sink unit, high and low level built in units with tiling between, integrated eye level double oven, hob with extractor fan above, drawer bank, glass display cupboard, tiled floor. 13'6 x 12'5



**Utility Room:**

With high and low level built in units, plumbed for washing machine and tumble dryer. 7'1 x 6'1

**Conservatory:**

With tiled floor and pedestrian door to garden. 10'7 x 9'10



**Bedroom 1:**

12'0 x 12' 2



**Bedroom 2:**

13'1 x 9'11



**Bedroom 3:**

13'1 x 9'7



**Bathroom:**

With Indian Ivory bathroom suite comprising w.c. wash hand basin, fully tiled walk in shower cubicle, half tiled walls.



**EXTERIOR FEATURES:**

Outside to rear there is hedged in paved area with garden laid in lawn having established shrubs and plants. Outside to front there is tarmac drive extending to garage 29'6 x 10'0. Please note this garage is the size of a double garage and has additional storage in the roof space.



**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows & Doors
- \*\* Large Double Garage
- \*\* Loft Space Suitable for Conversion
- \*\* Very Popular Residential Area
- \*\* Extra Sized Lawn to Side
- \*\* Good Decorative Order

**CAPITAL VALUE:**

£155,000 (Rates: £1,312.23)

**TENURE:**

Freehold

