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**ARMSTRONG
GORDON**



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



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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	53 E	
21-38	F		
1-20	G		

PORTRUSH

3B Mark Street

BT56 8BT

Offers Over £259,500

028 7083 2000
www.armstronggordon.com

This is a delightful 3 bedroom semi-detached house located in the heart of Portrush and benefiting from private parking and integral garage. The property is in immaculate and excellent decorative order throughout and also benefits from a private garden area to the rear. Located in the heart of Portrush the property is close to practically all local amenities and a stones throw from the harbour and West Strand Beach. The selling agents strongly recommend early internal inspection. This property has been granted Planning Permission for a Rear Extension, Rear Dormer Window and Bay Window to Front under planning application LA01/2020/0123/F.

Travelling into Portrush along Kerr Street, drive past Neptune and Prawn and turn right onto Main Street. Take your next right onto Mark Street and No 3B will be located at the lower end on your right hand side before the town hall.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

3'6 wide with wood floor.

LIVING/DINING/KITCHEN: 19'2 x 13'8

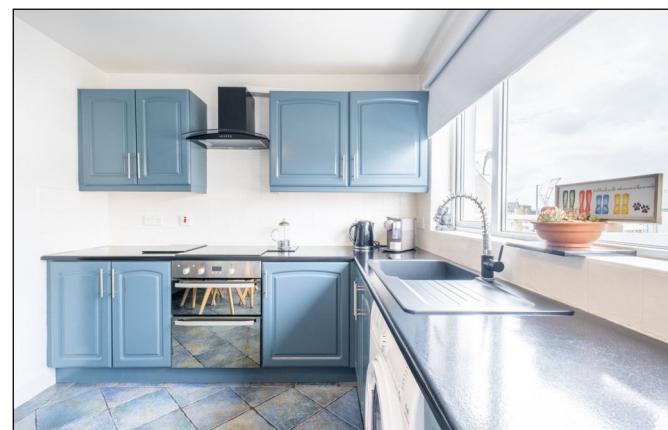
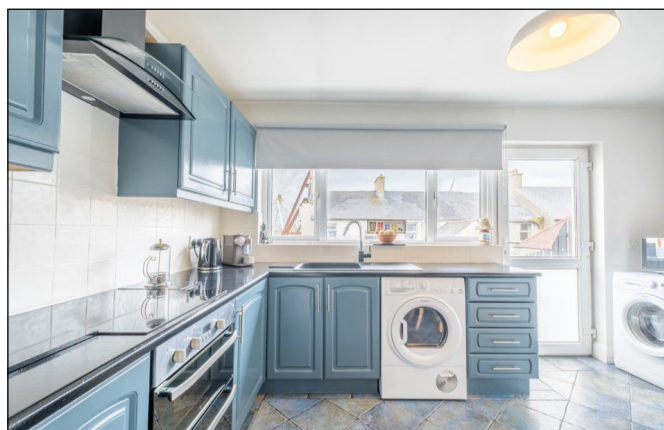
Living/Dining:

With tiled floor and steps leading up to hallway.



Kitchen:

With single drainer black resin composite sink unit, high and low level built in units with tiling between, integrated oven and ceramic hob with extractor fan above, space for fridge freezer, plumbed for automatic dish washer and washing machine, space for tumble dryer, drawer bank, storage cupboard, extractor fan and tiled floor.



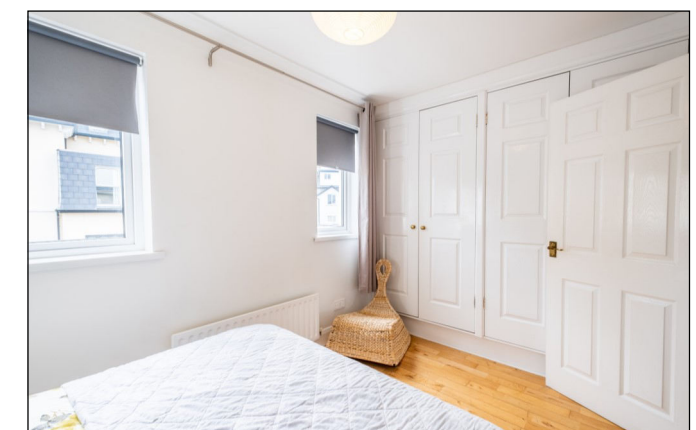
Lounge/Bedroom 3:

With tiled fireplace, tiled hearth with wood surround, wood floor and double patio doors leading to large paved balcony. 13'8 x 11'5



Bedroom 2:

With two double built in wardrobes and wood floor. 11'7 x 7'9



Shower Room:

With w.c., wash hand basin, acrylic shower wall panels in shower cubicle with newly installed RedRing Glow Electric shower, half wood panelled walls and extractor fan .



SECOND FLOOR:

Bedroom 1:

With access to roof space, wood floor, Velux window and panoramic stunning views across West Strand Beach, Sea and Donegal Headlands. 27'0 x 13'7



EXTERIOR FEATURES:

Outside to rear there are neutral layers of paved patio with westerly aspect. Integral garage with remote control PVC roller door. 16'10 x 9'7

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Composite Front Door
- ** Integral Garage
- ** Granted Planning Permission for a Rear Extension, Rear Dormer Window and Bay Window to Front under planning application LA01/2020/0123/F
- ** 3 Bedrooms/ 1 Lounge

TENURE:

Freehold

CAPITAL VALUE:

£135,000 (Rates:£1142. 91 p/a)



Plans for rear extension at 3B Mark Street, Portrush



STATUS PLANNING

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NOTES

A 2801.20 MM ISSUED TO CLIENT

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CLIENT

PROJECT

3B MARK STREET, PORTRUSH

DWG TITLE

PROPOSED ELEVATIONS

PROJ. NO. 19-027 DRG NO. PL 04 REV. A

DRAWN BY MM SCALE 1:100 CHECKED BW DATE JAN 20

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PROPOSED FLOOR PLANS

PROJ. NO. 19-027 DRG NO. PL 03 REV. A

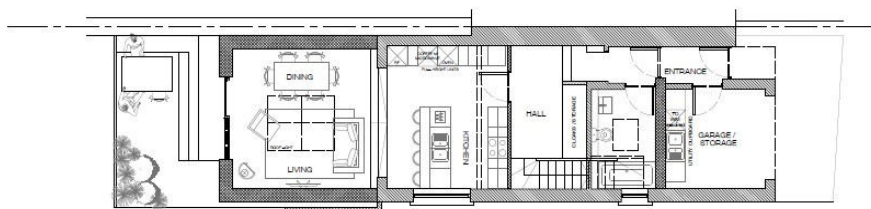
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PROPOSED SECOND FLOOR

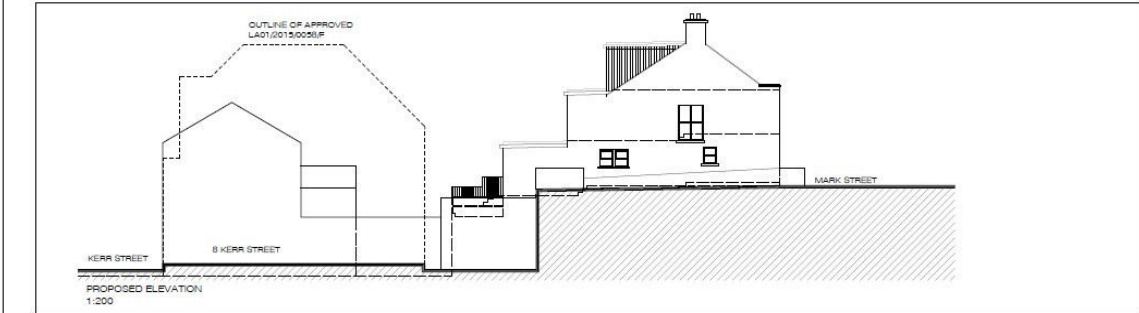


PROPOSED FIRST FLOOR

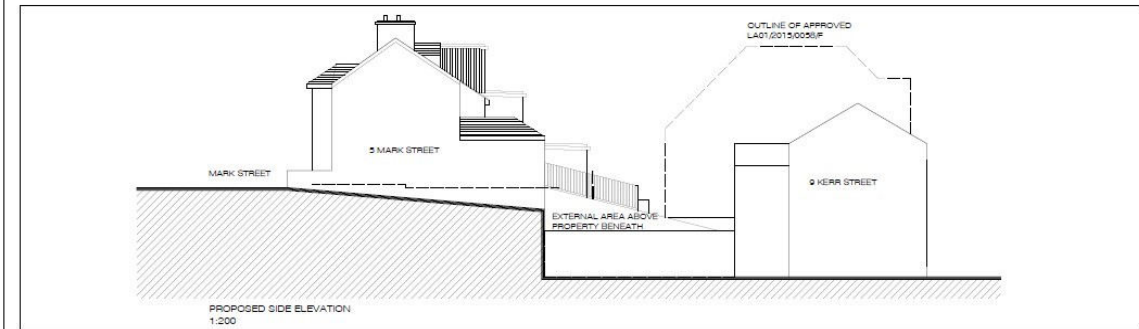
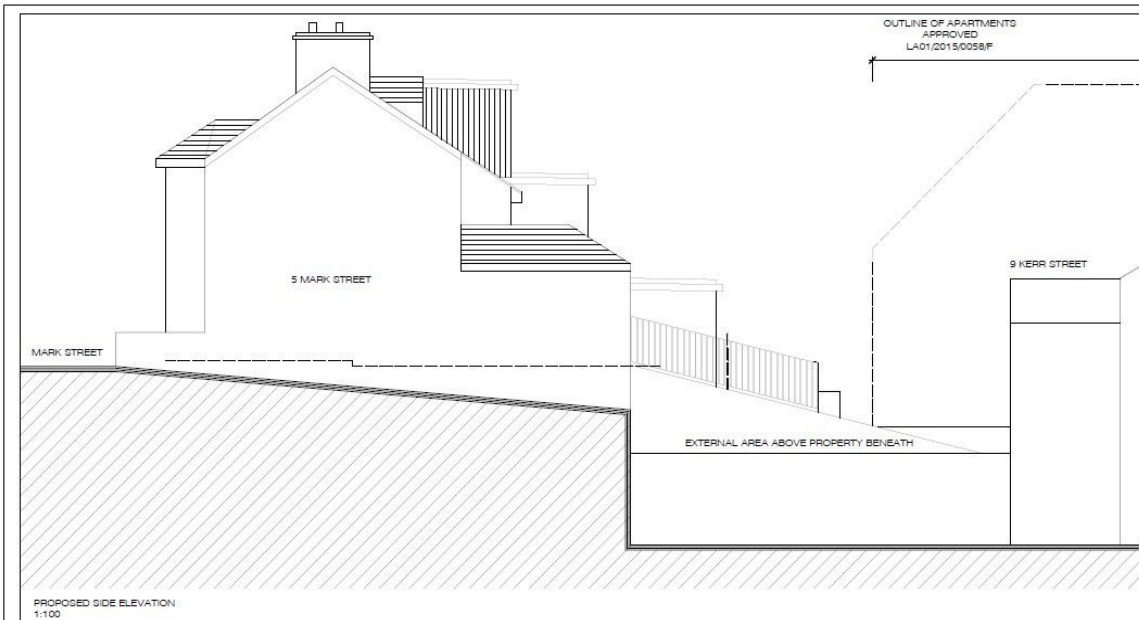


PROPOSED GROUND FLOOR

Plans for rear extension at 3B Mark Street, Portrush



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PROJECT			
3B MARK STREET, PORTRUSH			
DRAW TITLE			
PROPOSED SIDE ELEVATION			
PROJ. NO.	DWG. NO.	REV.	
19-027	PL 05	A	
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MM	1:500/1:200 BW		JAN 20