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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



ARMSTRONG GORDON
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THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

16 Primrose Close

BT56 8TE

Offers Over £274,500

028 7083 2000
www.armstronggordon.com

A fabulous 4 bedroom detached house situated in a very popular residential environment. In very good decorative throughout, internally the property is deceptively spacious and offers well laid out accommodation. Having been constructed early 2000's, the property has been finished to a good standard and has been well maintained by the current vendor. Located within close proximity to a wide range of local amenities and tourist attractions, this delightful property should appeal to a broad spectrum of potential purchasers including those wishing to acquire a second home in this beautiful part of the North Antrim Coastline.

Approaching Portrush on the Coleraine Road turn into Magheramenagh Drive before the Hillcrest Filling Station. Turn right at the top T- junction and follow the road through and turn right into Primrose Crescent. Continue through to Primrose Close and No. 16 will be located at the lower end.

ACCOMMODATION COMPRISES:

Entrance Hall:

6'7 wide with under stairs storage cupboard.

Separate WC:

With w.c., wash hand basin and tiled splashback.

Lounge:

With cast iron fireplace with tiled hearth and stone effect surround and patio doors leading to rear.

20'5 x 12'2



Kitchen/Dining Room:

With bowl and half stainless steel sink unit, high and low level integrated units with tiling between, eye level oven, hob with tiled splashback and stainless steel extractor fan above, integrated fridge freezer, plumbed for automatic dishwasher and washing machine, larder cupboard, drawer bank and recessed lighting. 20'7 x 11'10 Archway leading to:



Sun Room:

With centre fan light, tiled floor and pedestrian door leading to rear garden. 16'6 x 12'3



FIRST FLOOR:

Landing:

With cloaks cupboard, hot press and immersion heater.



Bedroom 1:

12'1 x 11'5

Ensuite off comprising w.c, wash hand basin set in vanity unit, fully tiled walk in shower cubicle, fully tiled walls and tiled floor.



Bedroom 2:

11'2 x 10'10

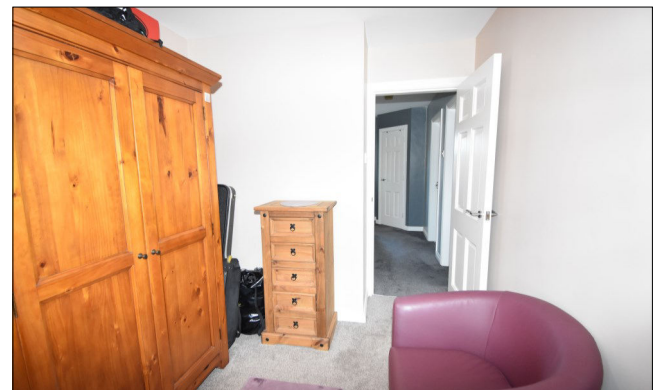
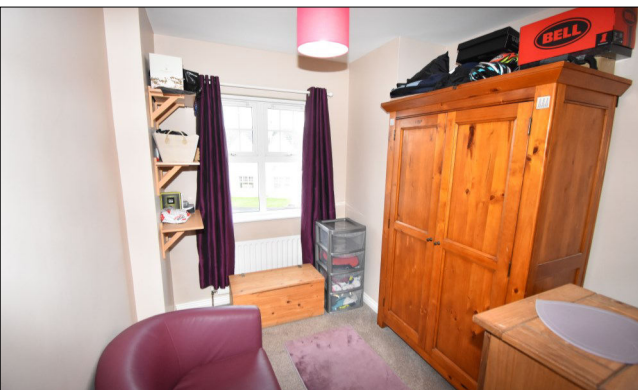


Bedroom 3:

9'0 x 9'1

Bedroom 4:

8'11 x 7'9



Bathroom:

With white suite comprising w.c, wash hand basin, fully cladged corner shower cubicle, bath, extractor fan, PVC clad walls, PVC panelled ceiling and tiled floor.



EXTERIOR FEATURES:

Outside to rear there is a generous garden laid in lawn surrounding property with access to stream and garden shed area. Outside to front there is a garden laid in lawn and tarmac driveway extending to detached garage with PVC roller door.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** 4 Bedrooms 2 Receptions
- ** Excellent Decorative Order
- ** Very Popular Residential Location
- ** Detached Garage

TENURE:

Freehold

CAPITAL VALUE:

£170,000 (Rates:£1455.71 p/a approx.)

