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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		64 D
39-54	E	48 E	
21-38	F		
1-20	G		

PORTRUSH

25 Castlevue Park

BT56 8AS

Offers Over £239,500

028 7083 2000
www.armstronggordon.com

A delightful and well laid out 3 bedroom detached bungalow occupying a top corner site situated just off the well established Ballywillin Road. Internally, the property has spacious and versatile accommodation throughout and would be ideally suited to a wide spectrum of potential purchasers looking to acquire a home in this beautiful part of the North Antrim coastline. The property is in good 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 bungalow is sure to create keen interest in an under supplied local market. The selling agent strongly recommends early internal inspection.

Leaving Portrush heading towards Coleraine on the Ballywillin Road, take your fourth right into Castlevew Park. Take your second left and No 25 will be located straight in front of you at the top of the hill.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

4'5 wide with cloaks cupboard, hot press, immersion heater and laminate wood floor.

Lounge:

With tiled fireplace and hearth with Mahogany surround and wired for wall lights. 16'1 x 13'6



Kitchen/Dining Area: 13'5 x 12'0

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, space for fridge freezer, integrated oven and hob with extractor fan above, glass display cabinet and drawer bank.



Utility Room:

With single drainer stainless steel sink unit, plumbed for automatic washing machine and tumble dryer. 7'4 x 6'4

Bedroom 1:

With full wall built in wardrobe. 12'6 x 11'11

Ensuite off with w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle, fully tiled walls, bath with tiled surround and extractor fan.



Bedroom 2:

12'10 x 9'9



Bedroom 3:

12'11 x 9'10



Bathroom:

With coloured suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle, bath with tiled surround and extractor fan.

**EXTERIOR FEATURES:**

Outside to rear there is an extensive rear garden with paved patio area with additional wooden summer house. Outside to front there is a garden laid in lawn and tarmac driveway extending to detached garage 19'7 x 11'4 with PVC roller door and pedestrian door to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Detached Garage
- ** Well Established Residential Location

TENURE:

Freehold

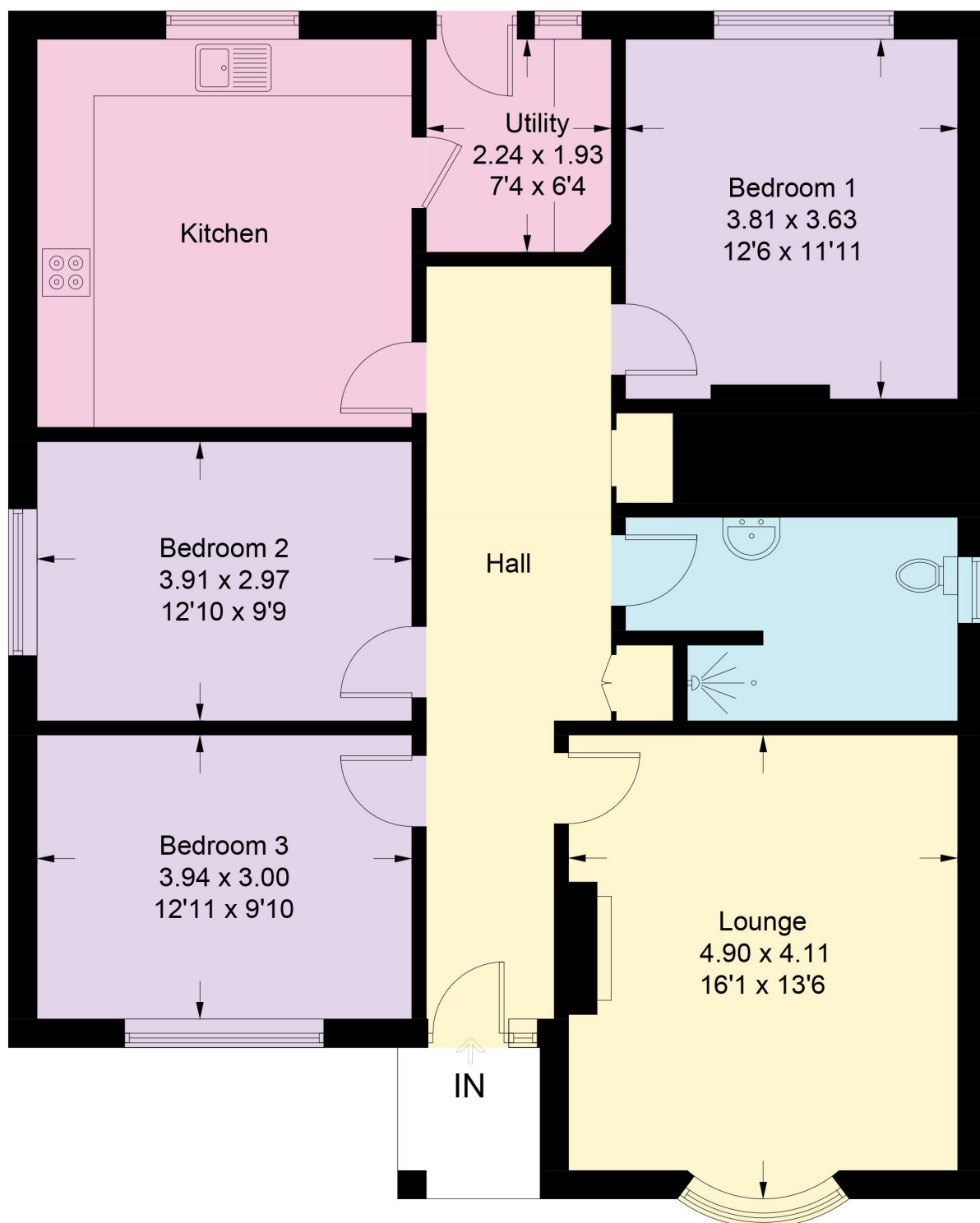
CAPITAL VALUE:

£150,000 (Rates: £1,305.30 p/a approx.)



25 Castlevew Park

Approximate Gross Internal Area = 107.5 sq m / 1157 sq ft



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Illustration for identification purposes only, measurements are approximate,
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