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ARMSTRONG GORDON



ARMSTRONG GORDON
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G	20 G	

PORTRUSH

51 Leeke Road

BT56 8NH

Offers Over £329,500

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A delightful three bedroom detached chalet bungalow located in a rural location on the edge of Portrush with fantastic sea and countryside views. Practically on the doorstep of the Whiterocks Beach and Royal Portrush Golf Club, the property lends itself to the gateway of many of the North Coast's finest attractions including the Bushmills Distillery, Championship Golf Courses, Carrick-a-Rede rope bridge and Giant's Causeway. The property may also benefit from development potential subject to necessary planning consents. The selling agent strongly recommends early internal appraisal.

Leaving Portrush on the Ballybogy Road, take your first left after the Royal Court Hotel onto the Ballymagarry Road. Take your first right onto the Leeke Road and No. 51 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

5'0 wide with part stone wall, wood panelling and sea views towards Atlantic Ocean.



Lounge:

With open fire with back boiler and slate hearth and wood mantle, feature wood shelving and beams, part panelled wood wall with under stairs storage and solid wood floor. 15'4 x 13'0 max



Dining Area:

With recess for electric fire, feature beamed ceiling, feature recessed shelving, Chinese style slate floor and steps leading to bedroom. 17'4 x 7'4



French pane panel door leading to:

Conservatory:

With reclaimed wood floor and PVC pedestrian door leading to rear garden with views across Atlantic Ocean, Causeway Coast, Islay, Paps of Jura and surrounding countryside. 12'9 x 9'7



Bedroom 3:

With feature beamed ceiling, dado rail and access to roof space. 13'0 max x 8'3



Kitchen:

With Belfast style sink unit, high and low level built in units with tiling between, tiled recess housing gas and electric double range oven with integrated extractor fan above, feature wooden mantle above, space for fridge freezer, plumbed for automatic washing machine, drawer bank and Chinese slate floor. 14'3 x 8'8 max



Shower Room:

With white suite comprising w.c., wash hand basin with storage below, fully tiled corner walk in shower cubicle with mains shower, heated towel rail, fully tiled walls, extractor fan and tiled floor.



FIRST FLOOR:

Landing:

With storage cupboard and pine sheeted ceiling.

Bedroom 2:

With feature beam ceiling, two built in cupboards, original fireplace with Mahogany mantle, part pine panelled wall, pine panelled ceiling, dado rail and 'Velux' window. 13'11 x 8'8



Bedroom 3:

With built in wardrobes and cupboards and 'Velux' window. 13'0 x 7'11

EXTERIOR FEATURES:

Garden to rear is laid in lawn with decked area and elevated patio area. Extensive collection of established shrubbery, plants, hedging and trees set in rockery. Outhouse to rear. Additional decked area to side. Garage 19'3 x 15'8 with light and power points with vehicle access and PVC pedestrian door leading to rear. Boiler.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Attached Garage
- ** Sea & Countryside Views

TENURE:

Freehold

CAPITAL VALUE:

£97,500 (Rates: £907.24 p/a approx.)







Land & Property Services
Seirbhísí Talún & Maoiné
THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 07 Jan 2024
County: Antrim
Folio: 15780
Scale: 1:2500
Our Ref: 2024/14893
Your Ref:
Map Ref(s): 00611NW

Sheet 1 of 1

Key to folio labels:

a - 15780

This map is for location purposes only (Rule 14(1) of the Land Registration Rule (Northern Ireland) 1994 as amended by paragraph 19 of the Schedule to the Amendment Rules 2003). Folio boundaries are not guaranteed. (Section 64 of the Land Registration Act (Northern Ireland) 1970). The co-existence of Land Registry markings and OSB features may have been affected by revisions of the OSB map subsequent to registration.

This map has been prepared using the largest scale Land Registry map available for the area. Any future Deed map should be based on the largest scale OS High Grid Plan available for the area.

(1) Folio boundaries are not conclusive (unless so described on the map). See Section 64 of the Land Registration Act (1970). Where there is any doubt concerning boundaries, the original instrument or Document should be inspected.

This copy map shows the location of the lands comprised in the folio listed above.

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