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**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		
55-68	D		62 D
39-54	E	53 E	
21-38	F		
1-20	G		

**PORTRUSH**

8 Magheraboy Walk  
 BT56 8FZ

Offers Over £285,000

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A delightful and beautifully well maintained three bedroom detached bungalow in the ever popular residential area of Magheraboy Avenue. Extending to approximately 1410 square feet of living space, this fine home was built circa 2004. Internally, the property has well laid out accommodation and is in excellent decorative throughout offering a neutral internal decor and would be suitable to a wide spectrum of potential purchasers in this beautiful part of the North Antrim coastline. Externally the property benefits from fully enclosed garden to rear. Located in the popular seaside resort of Portrush, the property benefits from being on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and an excellent choice of well known restaurants. The West Strand Beach is close by. The selling agent strongly recommends early internal appraisal.

Travelling out of Portrush on the main Coleraine Road, take your second left after the Hillside Filling Station into Magheraboy Avenue. As you reach the T-junction at the top of the road turn right and then your first left into Magheraboy Walk. No 8 will be located on your right hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

5'3 wide with hot press, large walk in cupboard and access to roof space.

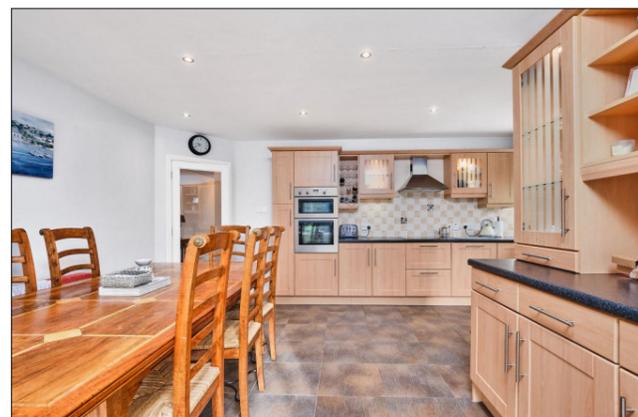
**Lounge:**

With Beech surround fireplace with granite inset and hearth with multi burner. 15'0 x 14'8



**Kitchen/Dining Area: 29'2 max x 18'0**

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, under unit lighting, integrated ceramic hob, stainless steel extractor fan above, double eye level 'Zanussi' oven, integrated fridge freezer, integrated dishwasher, illuminated glass display cabinets, saucepan drawers, drawer bank, recessed lighting, wine rack, larder cupboard, additional high and low level units with shelving, drawers and illuminated glass display cabinets.



**Sun Room:**

With wood panelled ceiling, tiled floor and PVC French doors leading to rear garden.



**Utility Room:**

With storage, plumbing for automatic washing machine, space for tumble dryer, high units, broom cupboard, tiled floor and pedestrian door leading to rear garden. 8'1 x 5'0

**Bedroom 1:**

With recessed lighting. 13'4 x 12'11

**Ensuite** off with w.c., wash hand basin set in vanity unit with illuminated mirror above and storage below and to side, fully clad walk in shower cubicle, recessed lighting, heated towel rail and tiled floor.



**Bedroom 2:**

12'5 x 9'2



**Bedroom 3:**

12'4 x 9'9



**Bathroom:**

With white suite comprising w.c., wash hand basin with illuminated mirror above, PVC corner walk in shower cubicle with mains shower, bath, heated towel rail, half tiled walls, recessed lighting and tiled floor.



**EXTERIOR FEATURES:**

Tarmac driveway leading to detached garage 20'3 x 10'6 with roller door, strip lighting, power points and boiler. PVC pedestrian door leading to rear garden. Garden to rear is laid in lawn and fully fenced in with paviour screened area with pond and established plants, shrubbery and trees. Light to front and rear. Tap to rear. Garden to front is screened with established shrubbery and trees.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating With Secure Remote App
- \*\* PVC Double Glazed Windows
- \*\* Detached Garage
- \*\* Popular Location Suitable For Residential Or Holiday Home

**TENURE:**

Freehold

**CAPITAL VALUE:**

£170,000 (Rates: £1581.85 p/a approx.)



