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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

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		70 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

PORTLUGH

20 Glenmanus Road
 BT56 8HU

Offers Over £219,500

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A delightful three bedroom semi-detached bungalow located within very close proximity to West Strand Beach and Dhu Varren railway stop. The property is beautifully presented throughout and is finished to an excellent standard. 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. This home is sure to create instant interest to a wide spectrum of potential purchasers. The selling agent strongly recommends early internal inspection.

Approaching Portrush on the Coleraine Road take your first left after the Hillside Filling Station onto Glenmanus Road, Lidl will be on the corner. Turn right again and No 20 will be located on your left hand side at the lower end after the green.

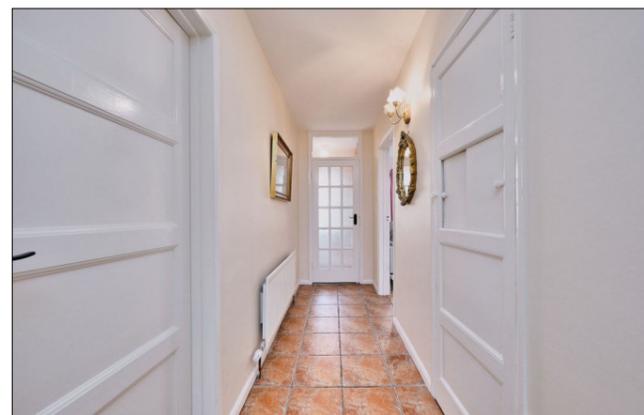
ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:
3'7 wide with tiled floor.

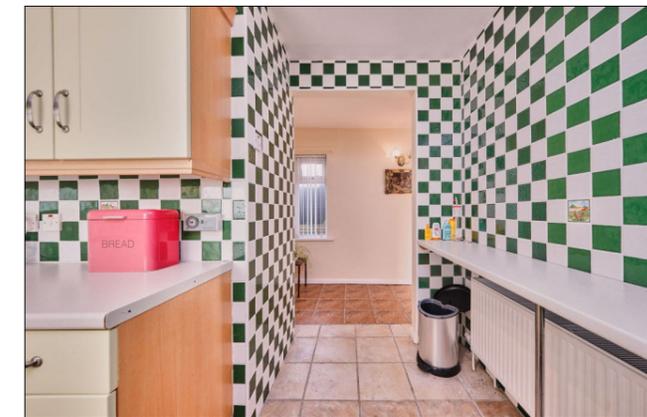
Entrance Hall:
3'11 wide with hot press, access to roof space, wired for wall lights and tiled floor.

Lounge:
With laminate wood floor. 13'10 x 11'0



Kitchen: 12'3 x 10'2

With single drainer stainless steel sink unit, high and low level units with tiling between, space for cooker, extractor fan above, space for fridge, integrated fridge freezer, plumbed for automatic washing machine, breakfast bar, tiled floor and PVC pedestrian door leading to:



Conservatory:

With laminate wood floor and PVC pedestrian door leading to rear garden. 13'6 x 10'9



Bedroom 1:

With laminate wood floor. 11'11 x 10'2



Bedroom 2:

With laminate wood floor. 10'2 x 9'10



Bedroom 3:

With built in cupboard with shelving and laminate wood floor. 10'11 x 8'11



Shower Room:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, fully tiled walls and tiled floor.



EXTERIOR FEATURES:

Extensive garden to rear which is fenced in with large paved patio area with paved steps leading to raised additional paved patio area with large area laid in lawn. Tarmac driveway to front with parking space for several cars and leading to large attached garage 34'5 x 12'2 with roller door. Additional out building 12'2 x 10'5. Light to front, rear and side. Tap to side.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Attached Garage
- ** Extensive Site With Private Garden

TENURE:

Freehold

CAPITAL VALUE:

£120,000 (Rates: £1116.60 p/a approx.)



