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**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		
55-68	D		65 D
39-54	E	54 E	
21-38	F		
1-20	G		

**PORTRUSH**

11 Carneybaun Road  
 BT56 8JB

Offers Over £315,000

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A delightful five bedroom detached bungalow offering excellent family accommodation and space throughout. The property is well presented and offers bright and spacious accommodation right through. Externally the property has garden area to front and rear and benefits also from an attached garage. Located in the popular seaside resort of Portrush, the property is on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and an excellent choice of well known restaurants. The selling agent strongly recommends early internal inspection.

Leaving Portrush heading towards Coleraine on the Ballywillan Road, take your third right into Carneybaun Road. Follow the road to the top and No 11 will be located on your left hand side opposite the large green.

**ACCOMMODATION COMPRISES:**

**Entrance Porch:**

10'8 wide with tiled floor, feature beam ceiling and pedestrian door to rear.



**Entrance Hall:**

5'6 wide with cloaks cupboard, hot press, coving and access to roof space.

**Lounge:**

With granite effect fireplace surround having cast iron inset and granite hearth, feature floor to ceiling window and coving. 19'2 x 12'6



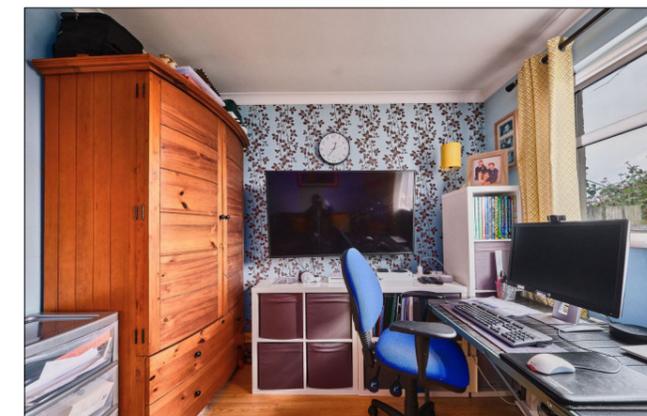
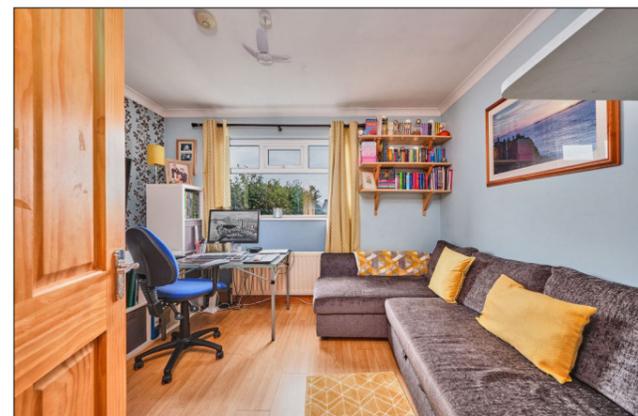
**Kitchen/Dining Area:**

With bowl and a half single drainer stainless steel sink unit, high and low level units with tiling between, space for electric and gas range, plumbed for American style fridge freezer, plumbed for dishwasher, larder cupboard, saucepan drawers, shelving, wine racks, recessed light in pelmet, tiled floor and sliding door to front garden. 19'6 x 11'5



**Snug / Bedroom 5:**

With coving and laminate wood floor. 11'7 x 9'5



**Bedroom 1:**

With coving. 12'3 x 9'8



**Ensuite:**

With w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, fully tiled walls, extractor fan and tiled floor. 12'3 x 9'8



**Bedroom 2:**

With coving. 12'4 x 10'5

**Bedroom 3:**

With 3 double built in wardrobes and over head storage and coving. 11'3 x 9'2



**Bedroom 4:**

11'6 x 9'5



**Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, bath with telephone hand shower and pine path panel, half tiled walls, tiled floor, pine panel ceiling.



**EXTERIOR FEATURES:**

Concrete driveway leading to attached Garage 23'5 x 9'9 with light and power points, stainless steel sink unit, high and low level units with tiling between, plumbed for automatic washing machine and space for tumble dryer.



**EXTERIOR FEATURES CONTINUED:**

Garden to front and side is laid in lawn with established shrubs, trees, hedging and additional screened areas. Paved path surrounds property. Area to rear is fully paved and leads to a side garden which is laid in lawn. Light to front and rear. Tap to rear. Boiler house to rear.



**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Attached Garage
- \*\* Popular Residential Location

**TENURE:**

Leasehold (Ground Rent is £25.00 p/a)

**CAPITAL VALUE:**

£145,000 (Rates: £1,349.23)