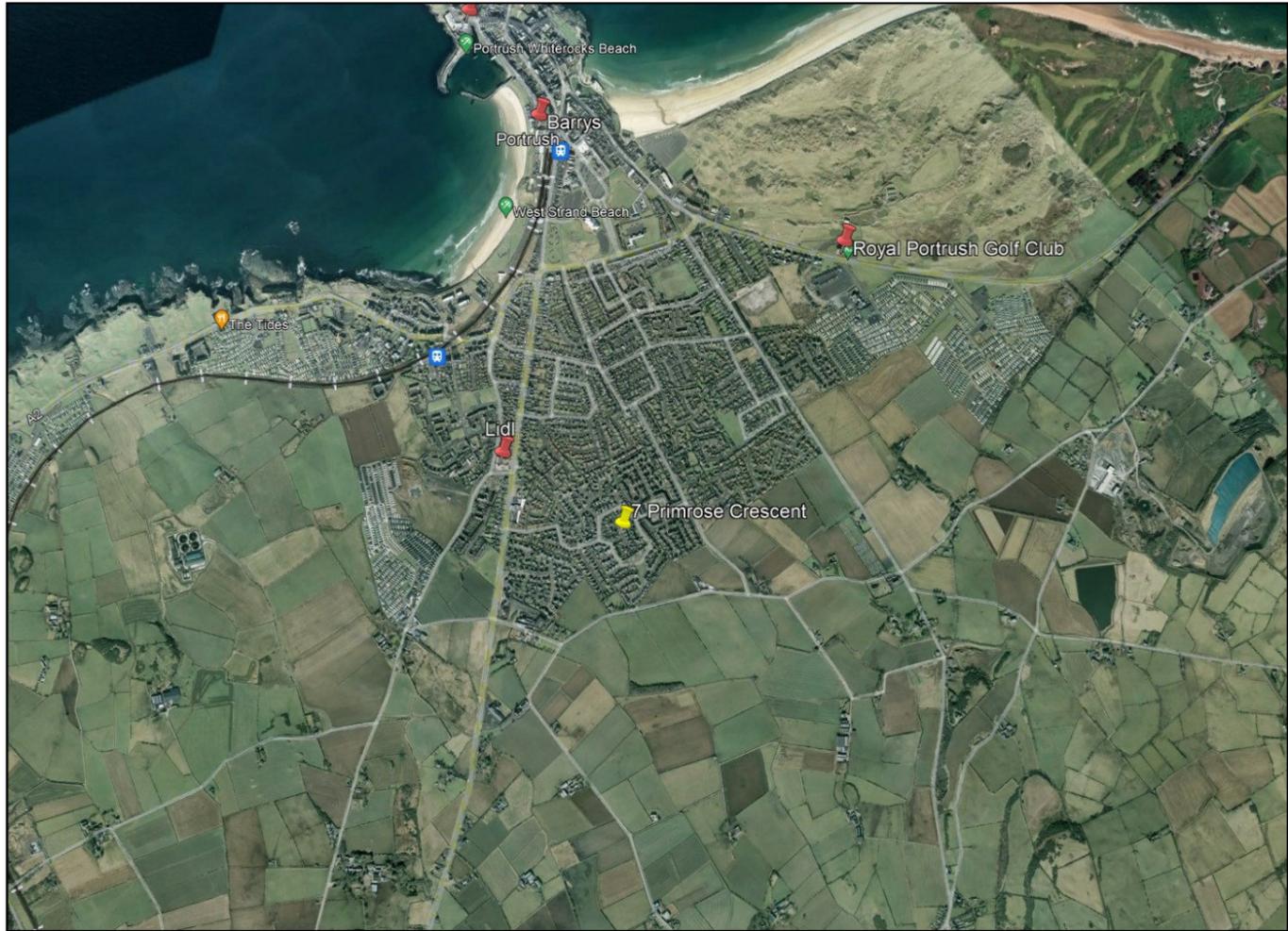




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ARMSTRONG GORDON



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

PORTRUSH

7 Primrose Crescent
 BT56 8TA
 Offers Over £309,500

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A very welcoming and well laid out four bedroom detached bungalow located in a popular residential area, situated just off the main Coleraine Road. The property itself has been finished to a great standard throughout and offers bright and spacious accommodation with a very relaxing atmosphere right through. The property also has the added benefit of a spacious conservatory to the rear. Externally the property has easy to maintain garden area to rear and detached garage. 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 is a home which should attract interest to a wide spectrum of potential purchasers and we strongly recommend early internal appraisal.

Approaching Portrush on the Coleraine Road, turn right into Magheramenagh Drive just before the Hillcrest Filling Station. Turn right again at the T-junction and then your third right into Primrose Crescent. Continue straight ahead and No 7 will be located on the corner on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5'9 wide with cloaks cupboard, hot press, access to roof space and laminate wood floor.

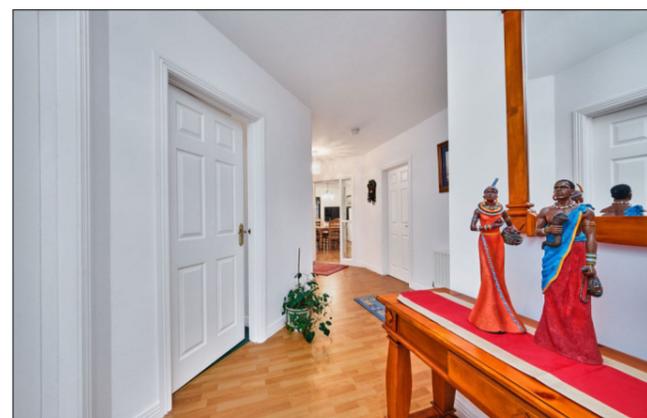
Lounge:

With wood surround fireplace with cast iron inset and tiled hearth. 15'2 x 13'11



Kitchen/Dining Area: 18'2 x 15'5

With bowl and half single drainer stainless steel sink unit, high and low level built in units, integrated gas hob with tiled splashback, stainless steel oven with extractor fan above, drawer bank and laminate wood floor.



Utility Room:

With single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine and dishwasher, space for fridge, laminate wood floor and pedestrian door leading to rear. 9'9 x 5'3



Sun Room:

With pine sheeted ceiling, laminate wood floor and eight pane panel PVC French doors leading to rear. 14'6 x 12'10



Bedroom 1:

With laminate wood floor. 13'2 x 12'6 (average)

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, extractor fan and tiled floor.



Bedroom 2:

11'4 x 11'0



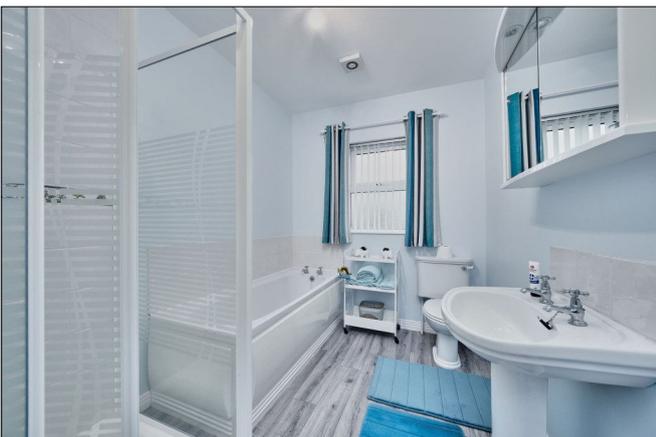
Bedroom 3:

10'9 x 7'10



Bedroom 4:

10'5 x 8'10



Bathroom:

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

EXTERIOR FEATURES:

Tarmac driveway leading to detached garage 16'5 x 12'0 with light and power points and roller door. Garden to rear is fenced in with large paved patio area with elevated flower beds consisting of established plants, shrubbery and trees. Tarmac path surrounding property. Light to front and rear. Tap to rear. Garden to front is laid in lawn with shrubbery. Paved steps to open entrance porch with pine sheeted roof with light.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Detached Garage
- ** Generous Sized Sun Room

TENURE:

Freehold

CAPITAL VALUE:

£160,000 (Rates:£1535.33 p/a approx.)

