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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	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

**PORTRUSH**

18 Ballyreagh Park  
 BT56 8LU

Offers Over £495,000

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A delightful three bedroom detached chalet bungalow situated along the coast road between Portstewart and Portrush. Located to the rear of Inn On The Coast, this enviable position provides superb views across the Atlantic Ocean and Donegal Headlands from the rear summer house. In excellent decorative order throughout, beautiful home benefits from being on the doorstep of the North Antrim Coast's many fine attractions including championship golf courses, beaches and an excellent choice of well known eating establishments. Definitely a rare opportunity to purchase a delightful home in such a sought after location. Properties in this location rarely present themselves onto the open market so one can only truly appreciate what is on offer upon internal inspection.

Leaving Portrush on the Ballyreagh Road heading towards Portstewart, Ballyreagh Park will be located to the rear of Inn On The Coast and across the railway track.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Porch:**

4'6 wide with solid wood veneered floor.

**Lounge:**

With multi burner stove with full brick surround with wood mantle and tiled hearth, cloakroom and solid wood veneered floor. 17'0 x 15'6



**Bedroom 1:**

With full wall mirrored slide robes and solid wood veneered floor. 11'8 x 7'7

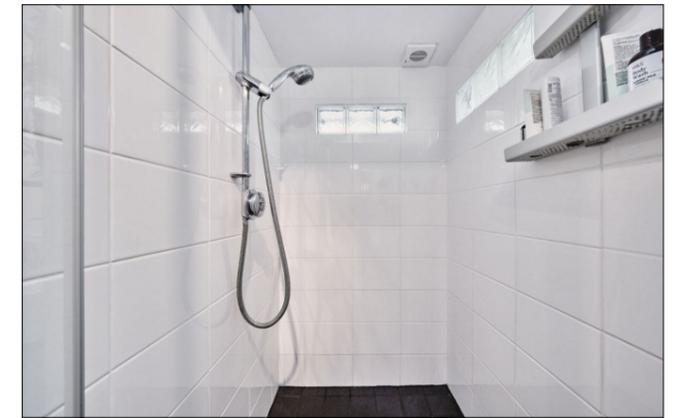
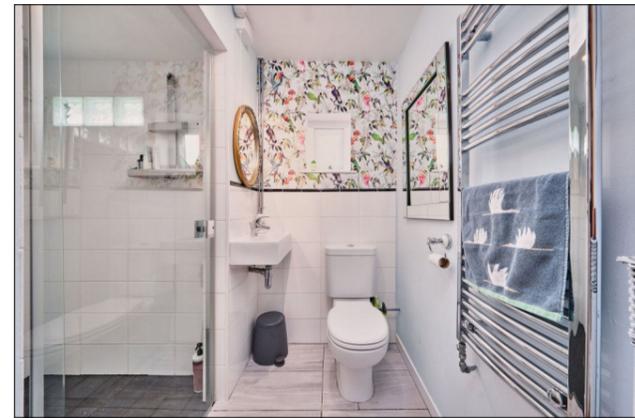


**Hallway:**

With solid wood veneered floor and stairs leading to first floor with built in shelved cupboard.

**Shower Room:**

With w.c., wall mounted wash hand basin, large fully tiled walk in shower cubicle with mains power shower, glass display blocks, part tiled walls, heated towel rail, extractor fan and tiled floor.



**Kitchen:**

With undermount ceramic 'Rangemaster' sink unit, high and low level units set in Quartz granite worktops and upstands, ceramic hob with granite splashback and stainless steel extractor fan above, eye level oven, plumbed for American style fridge freezer, plumbed for automatic dishwasher, frosted glass display cabinets, two larder cupboards, saucepan drawers, shelving, wine rack, tiled floor and PVC French doors leading to Sun Room. 11'8 x 10'9



**Sun Room:**

With recessed lighting, tiled floor and PVC French doors leading to rear garden. 14'3 x 12'1



**FIRST FLOOR:**

**Landing:**

With access to roof space and solid wood floor.

**Bedroom 2:**

With full wall mirrored slide robes and solid wood floor. 12'14 x 11'7



**Bedroom 3:**

With full wall mirrored slide robes, solid wood floor and views of Atlantic Ocean. 15'6 x 7'5



**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, free standing bath, heated towel rail, hot press, extractor fan and solid wood floor.



**EXTERIOR FEATURES:**

Fully enclosed garden to front side and rear. Screened driveway to front side and rear suitable for multiple cars leading to detached garage 16'5 x 15'0 with light and power points.

**Work shed** to rear of garage 13'3 x 10'6 with light and power. Paved patio area with walled garden. Additional semi-garage for garden machinery with light and power points.

**Summer house** 23'10 x 11'10 with light and power points, stairs to mezzanine with additional living space with PVC French doors to rear, decked area with views across Atlantic Ocean towards Donegal headlands.

Stone steps leading from rear garden to elevated extensive lawned area with access to double shed with light and power points.

**Additional summer room** 9'6 x 8'0 with fantastic views across Atlantic Ocean and Donegal Headlands having two separate paved sun patio areas to front and side. Decked area to side with seating area and steps leading down to rockery.

Enclosure for oil tank which incorporates wood store, light to front and rear, water feature, paved patio area. Boiler house to rear. Multiple taps to rear.



**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Excellent Decorative Order Throughout
- \*\* Stunning Location

**TENURE:**

Freehold

**CAPITAL VALUE:**

£140,000 (Rates:£1302.70 p/a approx.)



