



To arrange a private  
consultation appointment,  
please contact  
Armstrong Gordon on  
028 7083 2000

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

First Time Buys  
Home Movers  
Remortgaging  
Holiday/ Second  
Homes  
Holiday Lets  
Buy To Let  
Co-Ownership

Other Financial Services:

Mortgage Protection  
Life Insurance  
Critical Illness Cover  
Income Protection  
Buildings & Content  
Insurance  
Landlord Insurance



ARMSTRONG  
GORDON



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	41 E	
21-38	F		
1-20	G		

PORTRUSH

70 Causeway Street

BT56 8AD

Offers Over £349,500

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000  
www.armstronggordon.com



A beautiful refurbished four bedroom terrace house in an unbeatable coastal location, and practically on the doorstep of the East Strand Beach. This exceptional property has been extensively modernised throughout, with no expense spared in its transformation. Recent upgrades include a brand new kitchen, stylish new bathrooms, contemporary tiling, floor coverings, and complete updates to electrics and plumbing, ensuring a move in ready home finished to the highest of standards. Designed for both comfort and style, this home offers bright and spacious living areas, perfect for enjoying the breathtaking coastal lifestyle. Whether you are searching for a full time residence, a holiday retreat, or an investment property, this home ticks all the boxes. Situated in the heart of Portrush, you will have easy access to world class golf courses, award winning restaurants, and stunning coastal walks along the Causeway Coast.

Approaching Portrush from either Coleraine or Portstewart, proceed onto Crocknamack Road at the police station. Proceed straight through the first roundabout and turn left at the second roundabout onto Causeway Street. No 70 will be located on your left beside Portrush Laundry.

**ACCOMMODATION COMPRISES:**

**Entrance Porch:**

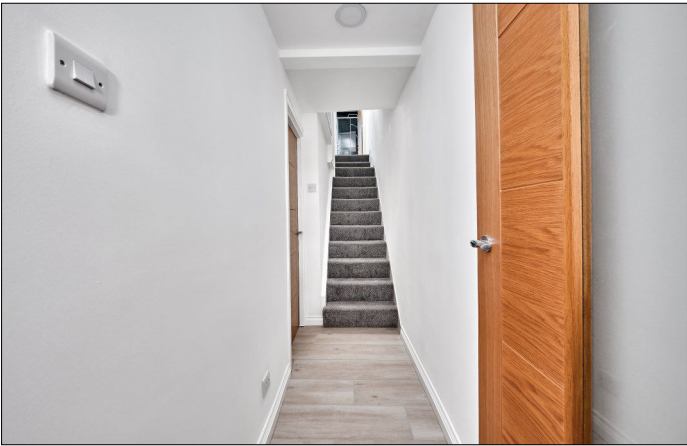
3’1 wide with porcelain tiled floor.

**Entrance Hall:**

3’1 wide with porcelain tiled floor.

**Lounge:**

With electric wall-mounted remote controlled fire, recessed lighting, understairs storage cupboard and porcelain tiled floor. 21’0 x 11’5



**Kitchen:**

With bowl and half sink unit with single drainer, range of high and low level units, integrated ceramic hob, integrated ‘Hotpoint’ oven with black angled cooker hood above, integrated fridge freezer, integrated dishwasher, integrated washing machine, saucepan drawers, recessed lighting, Porcelain tiled floor and pedestrian door leading to rear yard. 11’9 x 8’6



**FIRST FLOOR RETURN:**

**Landing:**

With hot press and skylight window.

**Bathroom:**

With white suite comprising w.c., wash hand basin with storage below and marble tiled splashback, fully marble tiled walk in shower cubicle with rainfall shower head and additional telephone hand shower, hand shower over bath with marble tiled surround, recessed lighting, extractor fan and marble tiled floor.



**FIRST FLOOR:**

**Landing:**

**Bedroom 1:**

With recessed lighting. 15’2 x 11’4 into bay





**Bedroom 2:**

With recessed lighting. 9'8 x 9'2

**SECOND FLOOR:****Bedroom 3:**

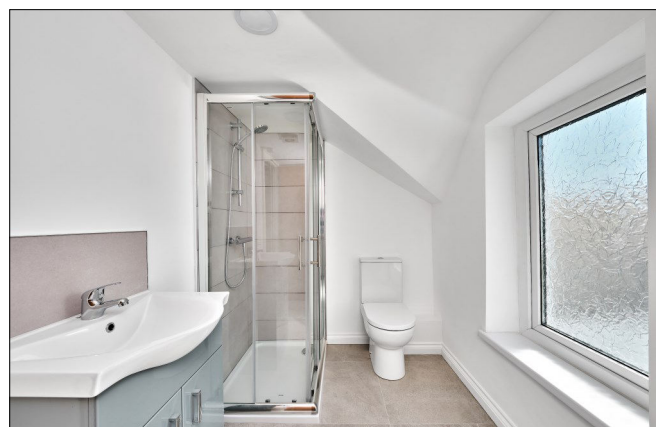
With recessed lighting. 12'4 x 7'6

**Bedroom 4:**

With recessed lighting. 8'9 x 6'9

**Shower Room:**

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, recessed lighting, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Garden to rear is fully enclosed with concrete path area with surrounding walls. Light, tap and boiler to rear.

Concrete yard to front.



### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Town Centre Location
- \*\* One Private Parking Space To Rear
- \*\* Rear Southerly Facing Rear Concrete Yard Area To Rear
- \*\* Fully Renovated Throughout
- \*\* Extremely Close To The Ever Popular East Strand Beach

### **CAPITAL VALUE:**

£110,000 (Rates: £1078.44 PA Approx)

### **TENURE:**

Leasehold (£15.00 PA Approx)

