



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

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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	58 D	66 D
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

59 Primrose Gardens

BT56 8SE

Offers Over £224,500

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A delightful three bedroom semi detached house situated in a popular residential location. In good decorative throughout, internally the property is both bright and spacious and offers well laid out accommodation. Having been constructed circa late 1990's, the property has been finished to a good standard. Located within proximity to a wide range of local amenities and tourist attractions, this delightful property should appeal to a broad spectrum of potential purchasers wishing to acquire a home in this beautiful part of the North Antrim Coastline.

Approaching Portrush on the Coleraine Road, take your first right before the Hillside Filling Station into Magheramenagh Drive. Proceed to the top of the T-junction, turn right and then second left and then left again. No 59 will be situated on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'1 wide with under stairs storage cupboard, recessed lighting and solid wood floor.

Lounge:

With pine surround fireplace with cast iron inset and tiled hearth, wired for wall lighting and solid wood floor. 16'1 x 11'2



Kitchen/Dining Area: 18'0 x 9'7

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, oven and canopy extractor fan above, shelf behind, integrated fridge freezer, plumbed for automatic dishwasher, saucepan drawers, drawer bank, glass display cabinets, shelving, under unit lighting, recessed lighting and tiled floor.



Utility Room:

With high and low level built in units, plumbed for automatic washing machine, space for tumble dryer, space for fridge, boiler, tiled floor and pedestrian door leading to rear garden. 8'2 x 5'5



FIRST FLOOR:

Landing:

With hot press and access to roof space.

Bedroom 1:

With built in mirrored slide robes and recessed lighting. 11'3 x 10'4

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:

12'4 x 10'3

**Bedroom 3:**

With built in wardrobe. 7'9 x 7'1

Bathroom:

With white suite comprising w.c., wash hand basin, electric shower over bath, vertical heated towel rail, part tiled walls, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Tarmac driveway with parking for multiple cars. Garden to rear is laid in lawn and fenced in with paved patio area and screened area. Garden to front is laid in lawn and fenced in with paved path surrounding property with established trees. Light to front, side and rear. Tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Generously Proportioned Site With Driveway
Side Entrance
- ** Very Popular Residential Location

TENURE:

TBC

CAPITAL VALUE:

£110,000 (Rates: £1078.44 p/a approx.)



