



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



ARMSTRONG GORDON & Company Limited  
THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



64 The Promenade Portlough 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		64 D
39-54	E	48 E	
21-38	F		
1-20	G		

PORTLUGH  
2 Carneybaun Drive  
BT56 8JA  
Offers Over £265,000

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 delightful 3 bedroom detached bungalow offering decent family accommodation and space throughout. The property is well presented and has been well maintained over the years by the current vendor. Externally the property has generous garden area to front and rear and benefits also from a 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. Take your first left into Carneybaun Drive and No 2 will be the first bungalow on your right hand side on the corner.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6’2 wide



Shower Room:

With white suite comprising w.c., wash hand basin, PVC cladded walk in shower cubicle with electric shower, heated towel rail, extractor fan and PVC sheeted ceiling.



Lounge:

With tiled surround fireplace with Mahogany mantle with tiled hearth. 18’2 x 11’7



Kitchen/Dining Area:

With double drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker, space for fridge freezer, plumbed for automatic washing machine and dishwasher and door leading to integral garage. 18’2 x 12’3



Doors leading from kitchen and lounge to:

Hallway:

With hot press, cloaks cupboard and storage cupboard and access to roof space.

Bedroom 1:

With two double built in wardrobes with over head storage. 11’7 x 11’2





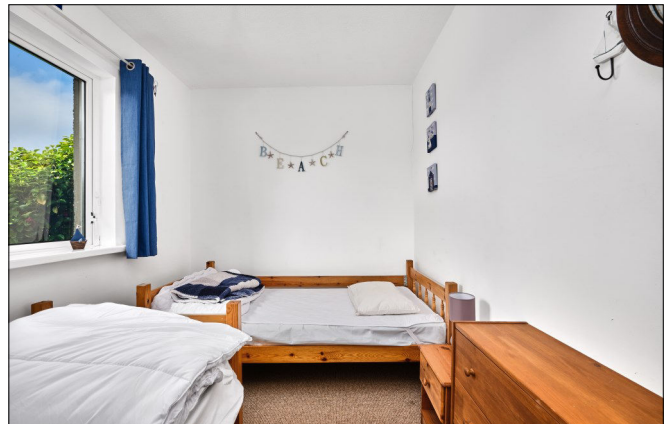
### **Bedroom 2:**

With double built in wardrobe with overhead storage. 11'7 x 10'8



### **Bedroom 3:**

11'6 x 7'4



### **Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, bath and shaver point.



### **EXTERIOR FEATURES:**

Concrete driveway leading to integral garage 22'0 x 12'8 with roller door and light. Door leading to rear garden. Garden to rear is fenced in and laid in lawn with established shrubbery, trees and hedging. Concrete patio area. Tap to rear. Garden to front is laid in lawn with mature shrubbery and trees.



**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Integral Garage
- \*\* Large Corner Site

**TENURE:**

Leasehold £25.00 per annum.

**CAPITAL VALUE:**

£140,000 (Rates: £1432.20 p/a approx.)

