

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		67 D
39-54	E		
21-38	F	36 F	
1-20	G		

PORTBALLINTRAE

5 Bushfoot Park

BT57 8UN

Offers Over £249,500

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A wonderful opportunity to acquire a three bedroom detached bungalow situated in the picturesque and delightful village of Portballintrae. The accommodation is both bright and spacious but will require some modernisation. Located within proximity to Bushfoot Golf Club, the property is practically on the doorstep of the Giant’s Causeway lending itself to the gateway of many of the North Coast’s finest attractions including the Old Bushmills Distillery, championship golf courses and the Carrick a Rede Rope Bridge. This is a terrific opportunity to acquire a delightful home in a very popular residential location.

As you are heading towards Portballintrae from Portrush you will pass Dunluce Castle. Take your second entrance into Portballintrae onto Ballaghmore Road opposite Dunluce Secondary School. Take your first right into Bushfoot Road, first left into Bushfoot Avenue and then first right into Bushfoot Park. No 5 will be located on your right hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

4’1 wide with hot press and access to roof space.

**Lounge:**

With brick surround fireplace with tiled hearth and mahogany mantle. 17’8 x 13’0



**Kitchen/Dining Area:**

With single drainer stainless steel sink unit, range of high and low level units with tiling between, space for cooker, extractor fan above, large shelved cupboard and strip lighting. 15’0 x 14’3



**Bedroom 1:**

11’4 x 9’9



**Bedroom 2:**

11’4 x 9’5



**Bedroom 3/Study/Dining Room:**

With PVC French doors leading to conservatory. 11’4 x 7’9



**Conservatory:**

With laminate wood floor and PVC French doors to rear of property. 10’6 x 9’3





### **Shower Room:**

With white suite comprising w.c., wash hand basin, fully PVC clad walk in shower cubicle with mains shower, part tiled walls, part PVC clad walls, shaver point and tiled floor.



### **EXTERIOR FEATURES**

Tarmac driveway leading to detached garage 20'2 x 11'6 with roller door, light and power points. Garden to rear is fully enclosed with extensive paved patio area with sauna and hot tub. Light to side and rear. Boiler to rear. Garden to front is laid in lawn with concrete path surrounding property and tap to front.

### **SPECIAL FEATURES**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Detached Garage
- \*\* Popular Residential Area

### **TENURE**

Freehold

### **CAPITAL VALUE**

£140,000 (Rates: £1,432.20 p/a approx.)

