

## For Sale

17 Magheraboy Brae, Portrush, BT56 8FE

Offers Over **£185,000**



### Property Overview

- Detached House
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- uPVC fascia, soffits and gutting
- Alarm system installed
- Ideal investment opportunity / holiday home
- Communal parking to the front of the property
- Rates: The assessment for the year 2019/2020 is £1147.30
- Management Company: The assessment for the year 2019/2020 is £170.00
- EPC Rating - E52

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**ENTRANCE HALL:**

With tiled floor, telephone point, recessed low voltage downlights, alarm system controls.

**CLOAKROOM:**

Comprising w.c. and wash hand basin, recessed low voltage downlights, tiled floor.



**LOUNGE:**

5.51m x 4.5m (18'1 x 14'9) (Max) with granite fireplace and piping for gas fire, laminated wood flooring, television point, under stairs storage.



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**KITCHEN:**

4.55m x 3.78m (14'11 x 12'5) with eye and low level units and finished with granite work tops, tiled between units, recessed sunken stainless steel sink, tiled floor, integrated dishwasher, 4 ring gas hob and electric under-oven, integrated fridge / freezer, stainless steel extractor canopy, recessed low voltage downlights, uPVC patio doors to rear garden.

**UTILITY ROOM:**

1.75m x 1.57m (5'9 x 5'2) with low level units finished with a granite work top, single bowl stainless steel sink unit, space for washing machine, space for tumble dryer, tiled floor, uPVC door to rear.

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## FIRST FLOOR

### LANDING:

With recessed low voltage downlights, linen / hot press cupboard.

### BEDROOM (1):

3.71m x 3.23m (12'2 x 10'7)

### EN-SUITE:

Comprising tiled walk in shower cubicle with thermostatic shower system, w.c. and wash hand basin, tiled splashback, tiled floor, extractor fan, recessed low voltage downlights.





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**BEDROOM (2):**  
5.51m x 3.51m (18'1 x 11'6) (Max) with television point.



**BEDROOM (3):**  
3.53m x 2.59m (11'7 x 8'6)

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**BATHROOM:**

Comprising panelled corner bath tiled around, tiled walk in shower cubicle with thermostatic shower system, w.c., wash hand basin, tiled splashback.

All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.



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#### **EXTERIOR FEATURES**

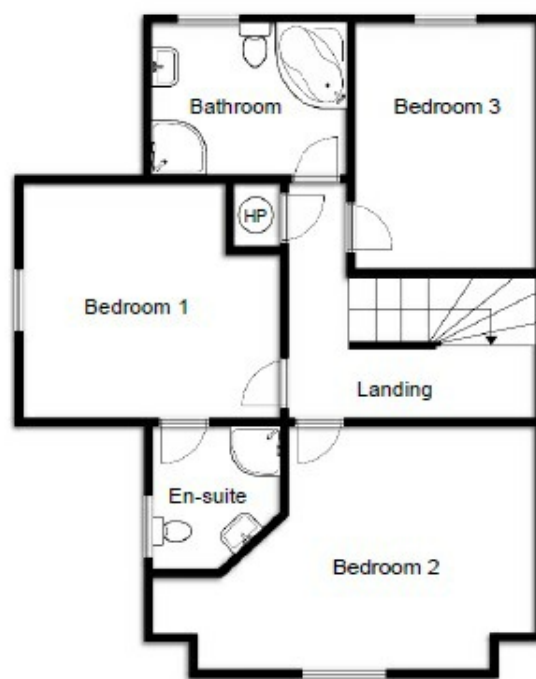
Garden to rear enclosed by fence, laid with coloured stones, PVC oil tank, oil fired burner housing, outside light. Open plan garden to front laid in lawn.

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## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.



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#### Property Location:

On approaching Portrush along the Coleraine Road turn right into Magheraboy Avenue. Take an immediate right into Magheraboy Brae where Number 17 is situated on the left hand side.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC
Full EPC available on request		

## OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

## WEBSITE AND E-MAIL

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)

[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

## PROPERTY REFERENCE

PST1283 170819/RT

PC 081119

## OUR OFFICE LOCATION

