

For Sale

27 Magheraboy Brae, Portrush, BT56 8FE

Offers Over **£180,000**



Property Overview

- Semi Detached House
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Alarm system installed
- Reverse living with lounge on first floor
- Ideal investment opportunity / holiday home
- Communal parking to the front of the property
- Rates: The assessment for the year 2020/2021 is £1185.24
- Management Company: The assessment for the year 2020/2021 is £125.00
- EPC Rating - D68

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Spacious Entrance Hall:

5.11m x 3.66m (16' 9" x 12' 0") (on average) with two telephone points, recess lighting, smoke alarm, under stairs storage.



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Bedroom (1):

3.99m x 3.86m (13' 1" x 12' 8") with television and telephone points.

En-suite:

Comprising tiled corner shower cubicle with mains shower fitting, wash hand basin, w.c., tiled floor, extractor fan, recess lighting, heated towel rail.



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Bedroom (2):

3.48m x 3.05m (11' 5" x 10' 0") (average) with television point.

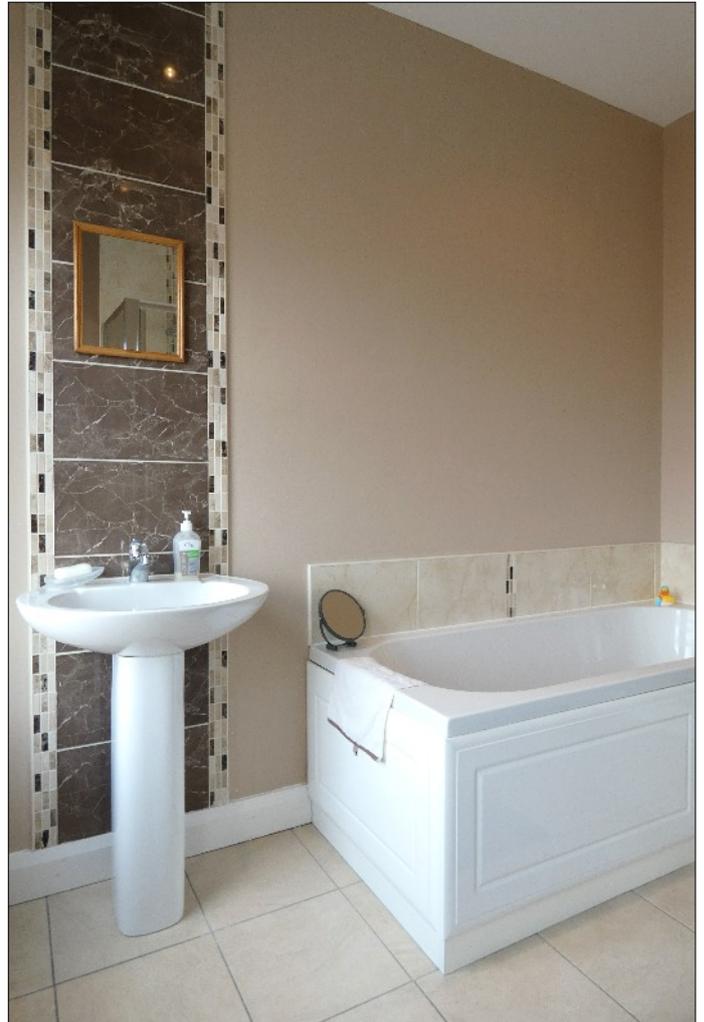


Bedroom (3):

4.27m x 2.29m (14' 0" x 7' 6") with television point.



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Bathroom and w.c. combined:

Comprising panel bath, part tiled around bath, wash hand basin with tiling behind, w.c., tiled shower cubicle with mains shower fitting, tiled floor, recess lighting, extractor fan.

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FIRST FLOOR

Landing:

With recess lighting, smoke alarm.

Cloakroom:

Comprising wash hand basin, w.c., tiled floor, extractor fan, recess lighting.



Lounge:

5m x 4.11m (16' 5" x 13' 6") with television point, telephone point, recess lighting, smoke alarm, French doors leading to Dining Area.

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Kitchen / Dining Area:

7.62m x 3.23m (25' 0" x 10' 7")

Kitchen:

With eye and low level units, tiled between units, Granite work top, tiled floor, oven and 4 ring gas hob, integrated fridge / freezer, integrated dishwasher, stainless steel extractor fan, single bowl stainless steel sink unit, pull out waste bin unit, recess lighting, smoke alarm.

Dining Area:

With uPVC French doors leading to exterior wooden staircase leading down to rear garden.

Utility Room:

3.15m x 1.75m (10' 4" x 5' 9") with low level units, broom cupboard, single drainer stainless steel sink unit, washing machine, access to roof space.



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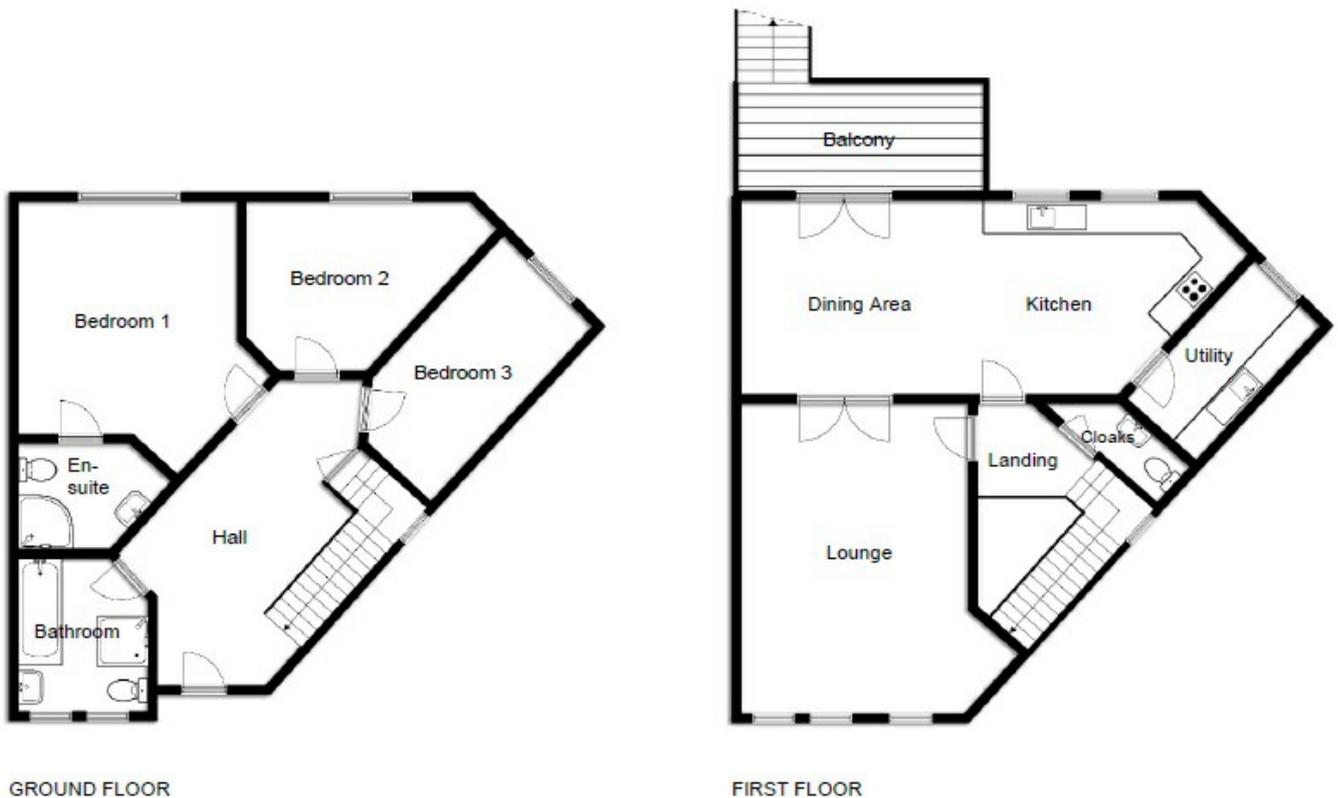
EXTERIOR FEATURES

Screened bed to front. Garden laid in lawn to rear enclosed by fencing with gate to side. PVC oil tank. Paved area to rear. Outside light to front and rear. Parking area to front.

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

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FLOOR PLANS



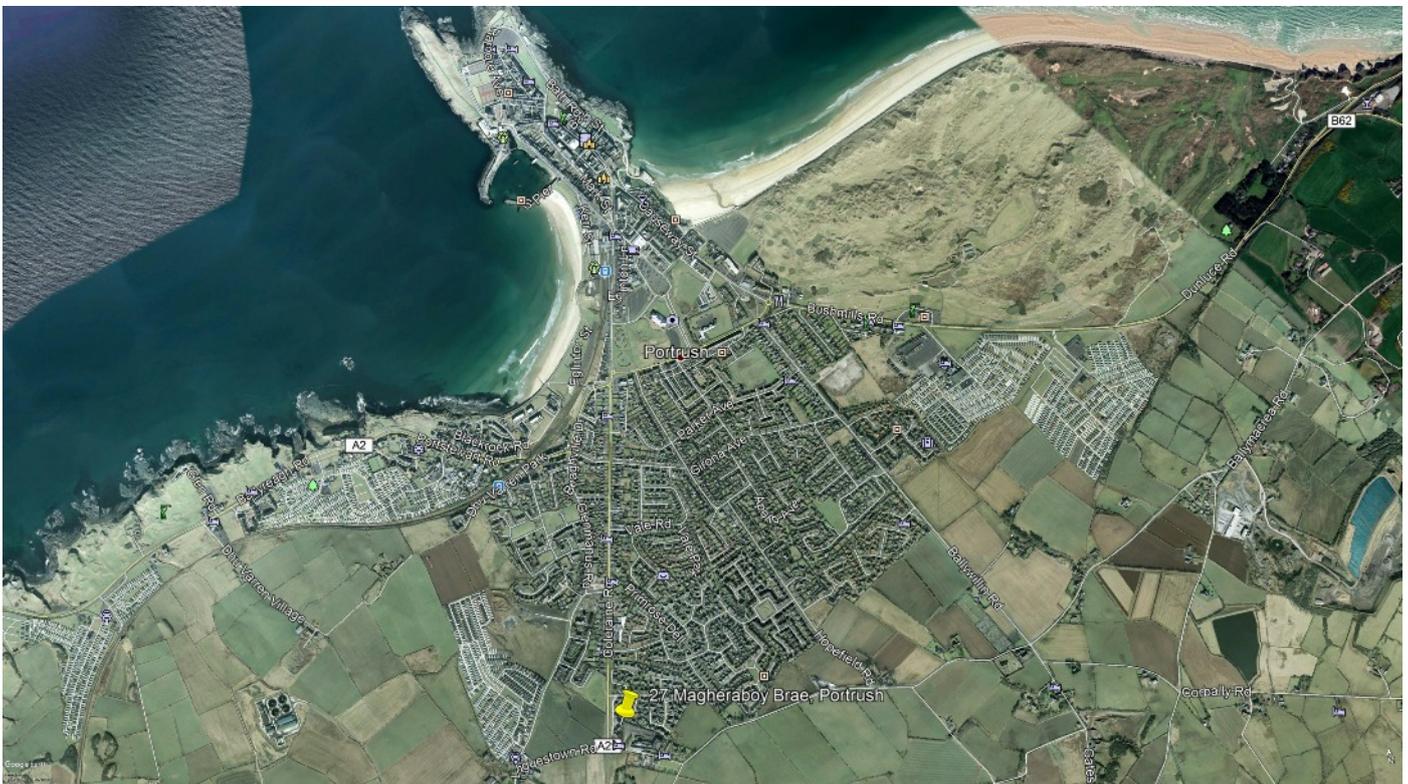
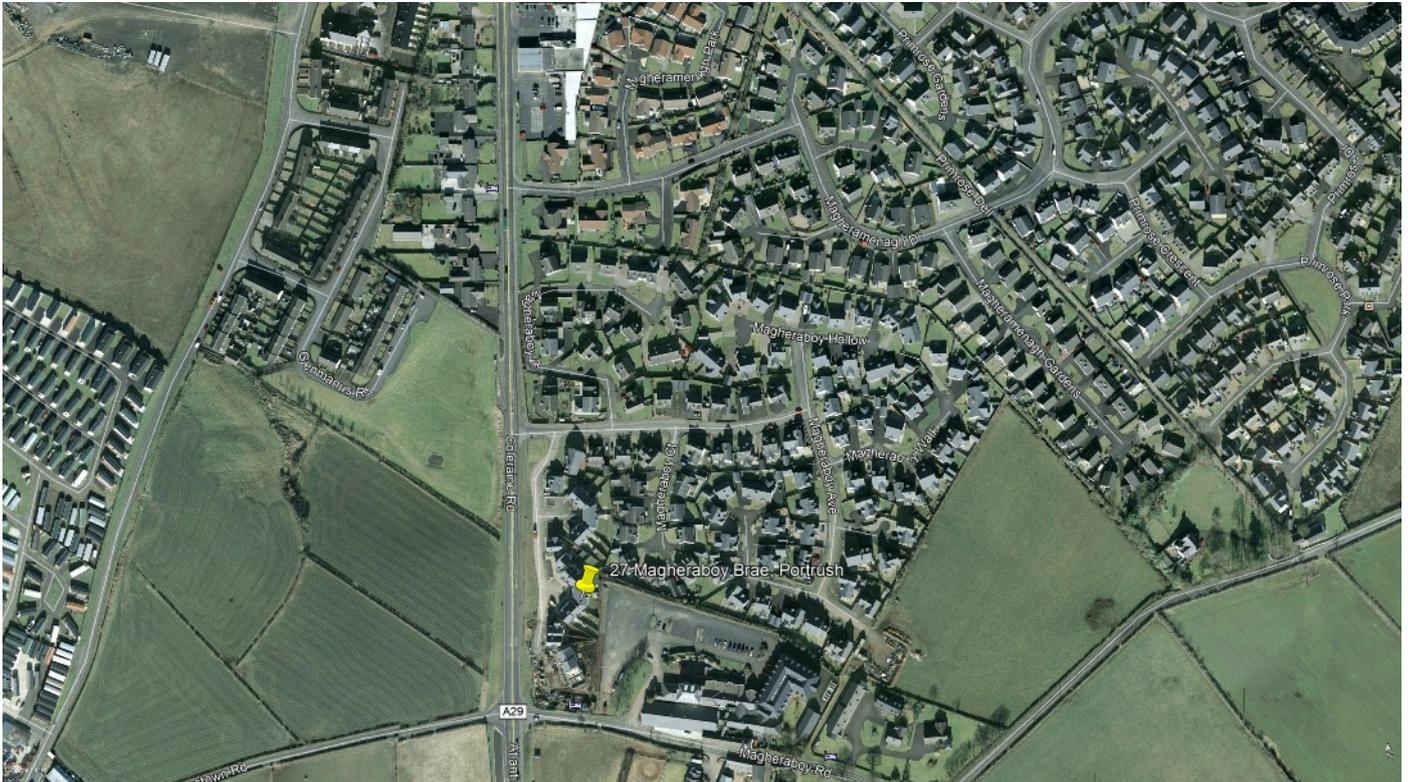
For illustrative purposes only. Not to scale.

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 27 is situated on the left hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
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

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portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE
 PST1317 300620/RT

OUR OFFICE LOCATION

