

For Sale

7 Caldwell Park, Portrush, County Antrim, BT56 8PJ

Offers Over **£239,500**



Property Overview

- Detached Bungalow
- 4 Bedrooms, 3 Reception Rooms
- uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Spacious tarmac driveway and parking
- Located just off the Coleraine Road
- Excellent family home with detached garage
- Rates: The assessment for the year 2020/2021 is £1396.89
- EPC Rating - D58

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Exterior Porch:

With tiled step, PVC panelled ceiling with outside light.

Entrance Hall:

With wooden flooring, access to roof space, hot press, uPVC stained glass panelled front door.

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Lounge:

4.98m x 3.78m (16'4 x 12'5) plus bay window. With wooden surround fireplace, tiled inset and hearth, television point, cornice.

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Family Room:

3.76m x 3.12m (12'4 x 10'3) with wooden effect flooring, television point, door from kitchen, glass panel door from hall, uPVC glass panel French doors to:



Conservatory:

3.66m x 2.74m (12'0 x 9'0) (Max) with tiled floor, single glass panel door to rear garden.

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Kitchen / Dining Area:

6.4m x 3.2m (21'0 x 10'6) with eye and low level units including plate rack, tiled between units, pelmet with recess lighting, tiled floor, eyeball spot lighting, Franke one and a half bowl stainless steel sink unit, Indesit hob, Hotpoint double oven, integrated Bosch dishwasher, integrated Zanussi fridge / freezer, eye level glass display cabinet with low level units and breakfast bar. Wooden effect flooring in dining area, television point.

Utility Room:

3.2m x 1.75m (10'6 x 5'9) with eye and low level units including larder unit, single drainer stainless steel sink unit, plumbed for automatic washing machine, tiled between units, tiled floor, uPVC glass panel rear door.

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Bedroom (1):

3.3m x 3.02m (10'10 x 9'11) with wooden effect flooring, built-in furniture including 2 double wardrobes and over head storage.

En-suite:

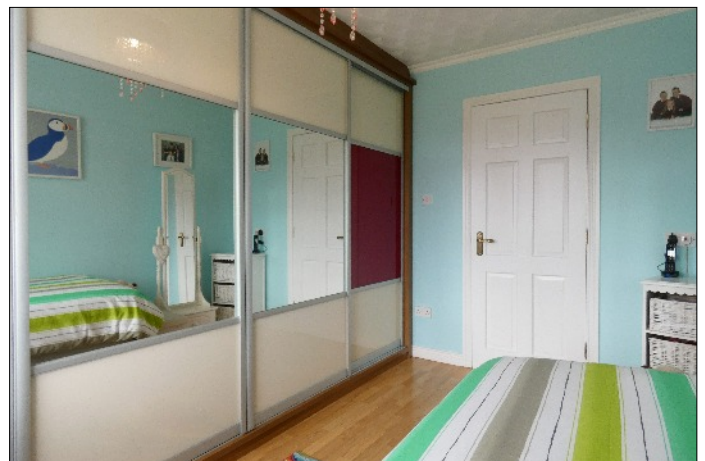
Comprising w.c., wash hand basin set in vanity unit, fully tiled walls, tiled floor, PVC panelled ceiling with recess lighting, heated towel rail, extractor fan, wall mounted bathroom cabinet.

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Bedroom (2):

3.28m x 3.18m (10'9 x 10'5) with built-in furniture including 3 double wardrobes, 1 set of shelving and 2 sets of drawer units, wooden effect flooring.



Bedroom (3):

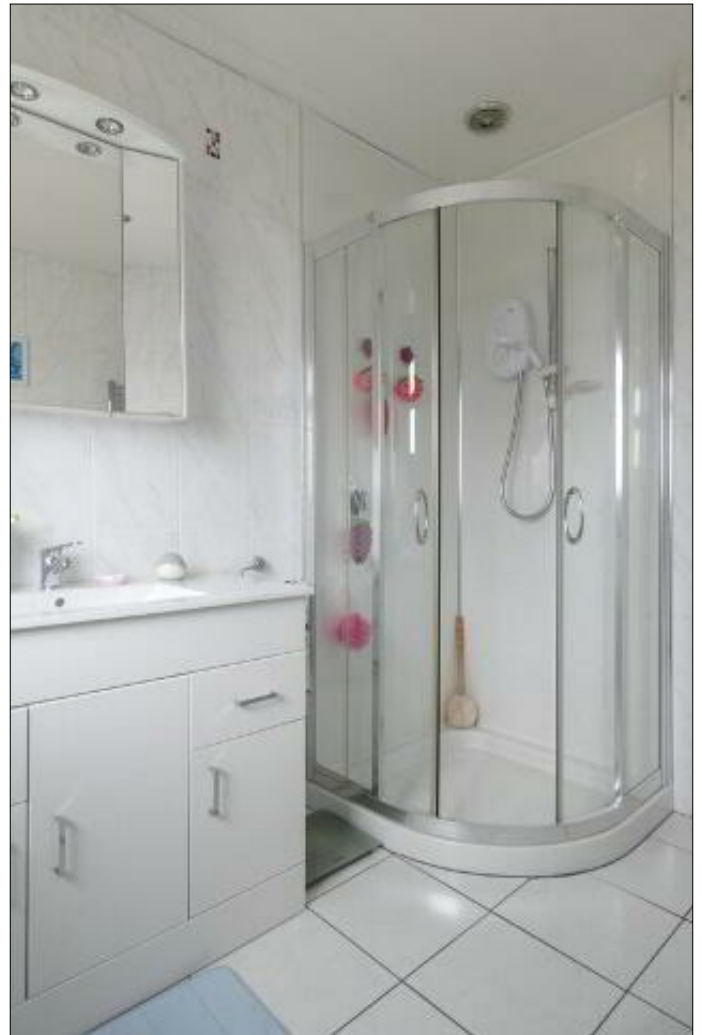
3.73m x 2.77m (12'3 x 9'1) with built-in mirrored sliderobes, wooden effect flooring.



Bedroom (4):

3.28m x 2.97m (10'9 x 9'9) with wooden effect flooring.

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Shower Room and w.c. combined:

Comprising w.c., wash hand basin set in vanity unit, PVC panelled corner shower cubicle with Mira electric shower fitting, fully tiled walls, tiled floor, PVC panelled ceiling with recess lighting, wall mounted bathroom cabinet.

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EXTERIOR FEATURES

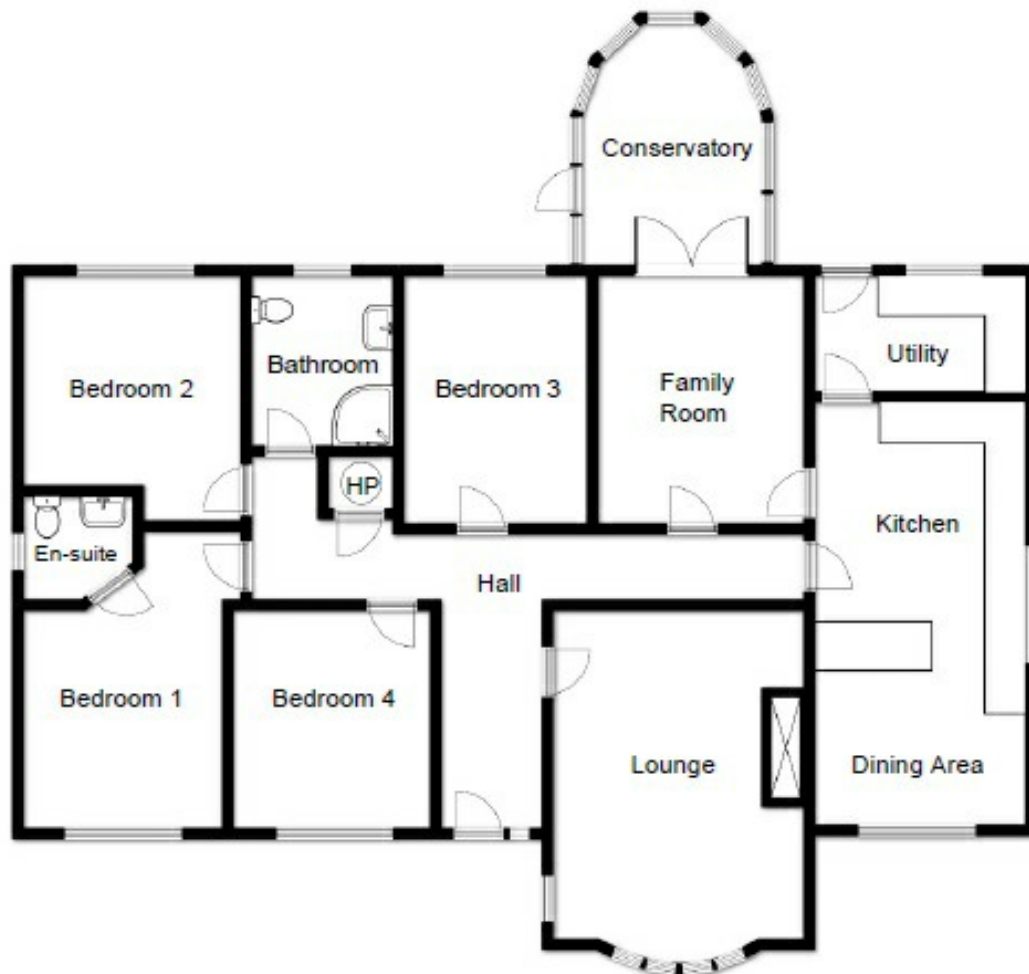
Garden laid in lawn to front enclosed by wall. Garden laid in lawn to rear enclosed by wall and fencing with flower and shrub beds. Pedestrian gates to sides. Outside light around the property. PVC oil tank. Spacious entrance leading to ample tarmac driveway to side and parking to front.

Garage:

6.1m x 4.01m (20'0 x 13'2) with up and over door, wooden double glazed windows, pedestrian door, boiler, power and light, access to roof space, eye and low level cupboards.

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FLOOR PLANS



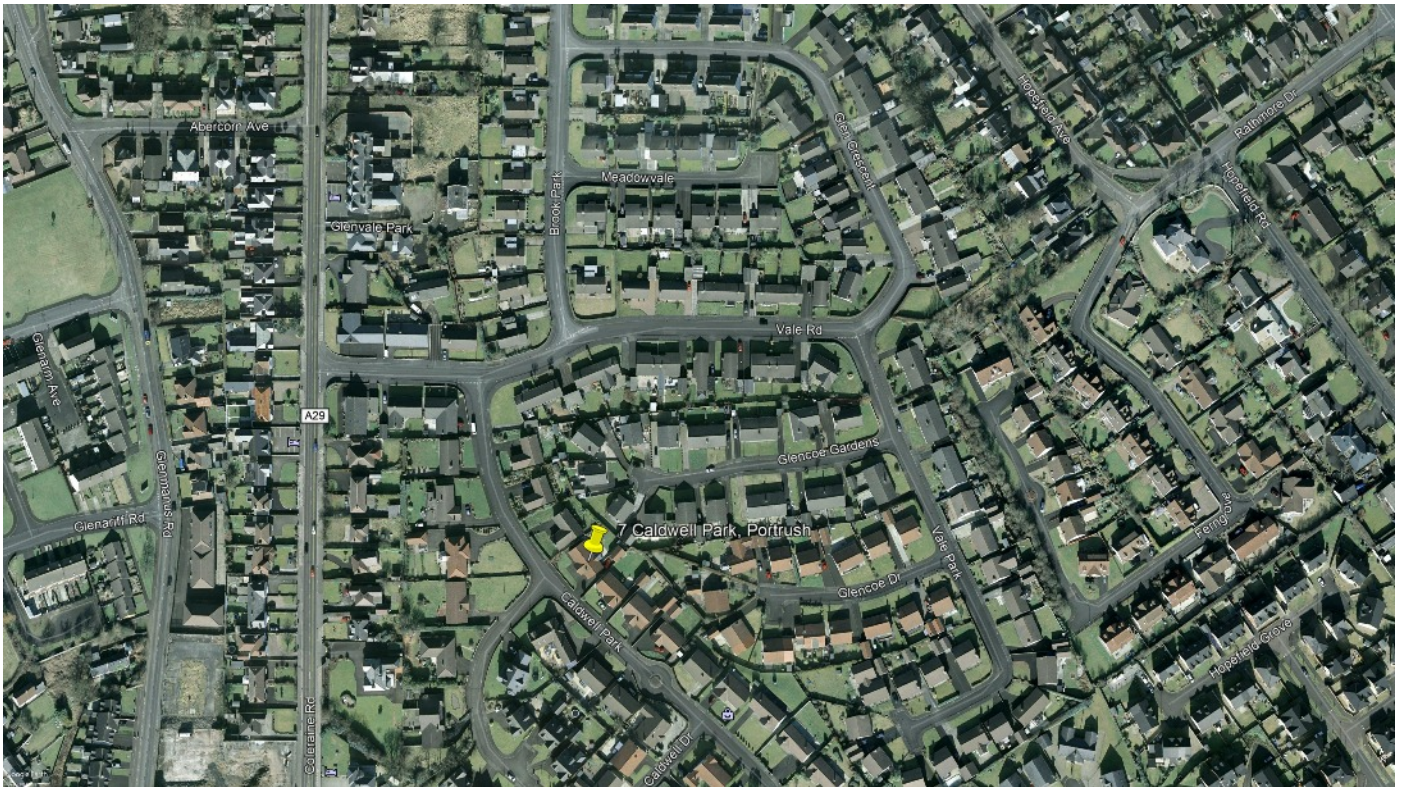
For illustrative purposes only. Not to scale.

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.

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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.
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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 onto Vale Road, then first right onto Caldwell Park and Number 7 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	58	58
(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

www.mcafeeproperties.co.uk

portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1316 250620/SH

OUR OFFICE LOCATION



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