



64A CAUSEWAY STREET, PORTRUSH



X 2



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	14	15
Not energy efficient - higher running costs			

OFFERS OVER £195,000

# 64A CAUSEWAY STREET, PORTTRUSH

**PLEASE NOTE: DUE TO THE ENERGY RATING THIS PROPERTY WILL NOT QUALIFY FOR A BUY-TO-LET MORTGAGE**

Tucked away behind a charming Victorian terrace is a beautifully refurbished maisonette offering a unique blend of style, privacy and central convenience. Accessed via secure gates from Hamilton Place Lane, the property enjoys a discreet position to the rear of the terrace with the added benefit of private parking plus an enclosed garden and patio area.

Inside, the accommodation has been tastefully modernised and offers two spacious double bedrooms, one with a contemporary ensuite shower room plus a separate family bathroom. The open plan kitchen & living area offers a bright and modern space leading to the patio area.

Located right in the centre of Portrush, you're just a short stroll from the town's cafes, shops and beaches - making it perfect as a holiday home or investment property.

## FEATURES

- Electric central heating with conventional radiators.
- Double glazing in uPVC frames.
- Modernised throughout.
- Off street, gated car parking for 3 cars.
- Enclosed patio and garden areas.
- Pedestrian access to Causeway Street.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: TBC

SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)  
81 The Promenade  
Portstewart  
BT55 7AF

T: 028 7083 5444  
E: portstewart@philiptweedie.com  
W: www.philiptweedie.com

## ACCOMMODATION

### ENTRANCE PORCH

1.29 m x 1.42 m (4'3" x 4'8")

### OPEN PLAN KITCHEN, LIVING & DINING

4.26 m x 5.97 m (14'0" x 19'7")

Bright open plan kitchen with concealed kitchen; Island with breakfast bar and integrated dishwasher; integrated fridge freezer; electric hob; stainless steel sink unit; electric oven; fitted microwave; patio doors leading to the front; wooden flooring; recessed lighting.

### BEDROOM 1

2.95 m x 3.00 m (9'8" x 9'10")

Double bedroom to the rear; built in cupboard; recessed lighting.

### ENSUITE

2.08 m x 1.93 m (6'10" x 6'4")

Tiled shower cubicle; vanity unit with wash hand basin; toilet; chrome towel radiator; tiled floor; recessed lighting.

### BEDROOM 2

3.33 m x 3.25 m (10'11" x 10'8")

Double bedroom to the front; recessed lighting.

### BATHROOM

2.99 m x 1.92 m (9'10" x 6'4")

Panel bath with shower over; toilet; wash hand basin; chrome towel radiator; hot press; tiled floor; extractor fan; recessed lighting.

## EXTERIOR

### STORE

2.61 m x 4.28 m (8'7" x 14'1")

Restricted head height.

## OUTSIDE FEATURES

- Gated tarmac driveway with space for several cars
- Paved patio area.
- Artificial lawn area to the side.
- Outside light and tap.



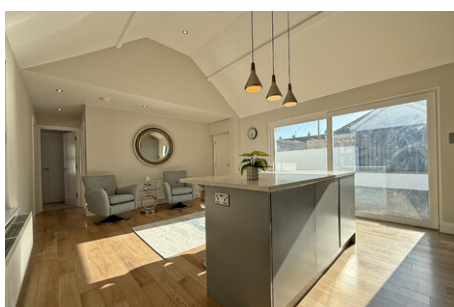
PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ  
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser 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; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.



## TITLE MAP



## PHOTOS



# PHOTOS

