



13 VALE ROAD, PORTRUSH



X 2



X 1



X 1

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		68
(21-38)	F	54	
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £225,000

# 13 VALE ROAD, PORTRUSH

We are delighted to offer this lovely 2 bed detached bungalow situated within a very quiet residential area just off the Coleraine Road.

The property is ideally located and within walking distance of the town centre, beaches, restaurants, golf courses, local amenities and public transport.

Externally the property boasts a converted garage and a fully enclosed patio garden area with benched seating.

## FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Converted garage with plumbing for ensuite.
- Heated & insulated garden shed.
- Fully enclosed patio garden area to the rear.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,023.55

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Spot lighting; shelved hot press; laminate wood flooring; access to roof space.

## DINING KITCHEN

2.99 m x 4.54 m (9'10" x 14'11")

Range of high & low level fitted units; laminate work surfaces; stainless steel sink unit; fitted double oven; electric hob with extractor unit over; space for fridge freezer; plumbed for washing machine; tiled flooring; spot lighting; door to the rear garden.

## LOUNGE

3.28 m x 6.24 m (10'9" x 20'6")

Fireplace with wooden surround and tiled hearth; solid wood flooring; spot lighting.

## BEDROOM 1

2.88 m x 3.82 m (9'5" x 12'6")

Double bedroom to the front; laminate wood flooring.

## BEDROOM 2

3.18 m x 3.33 m (10'5" x 10'11")

Double bedroom to the rear; laminate wooden flooring.

## SHOWER ROOM

1.65 m x 2.16 m (5'5" x 7'1")

Tiled shower cubicle; toilet; wash hand basin; chrome towel radiator; fully tiled walls; tiled flooring; extractor fan.

## EXTERIOR

### CONVERTED GARAGE

2.72 m x 6.40 m (8'11" x 21'0")

Central heating; double glazed window; spot lighting; laminate wooden flooring; plumbed for wc / shower room.

### OUTSIDE FEATURES

- Tarmac driveway and parking to the front.
- Fully enclosed patio garden to the rear.
- Insulated heated shed with power.
- Raised decking area with built in bench seating & lighting.
- External power points.
- Outside light & tap.



Regulated  
by RICS



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