



24 RANDAL PARK, PORTRUSH



X 4



X 2



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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	57	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £550,000

# 24 RANDAL PARK, PORTRUSH

Situated in one of Portrush's most sought after streets, this detached family residence offers an unparalleled blend of convenience, luxury and natural beauty being positioned on the edge of town yet only moments from the East Strand and the renowned Royal Portrush Golf Club. The property comprises of 4 bedrooms with 2 reception rooms and is complemented by its expansive south facing garden to the rear, offering a private oasis amidst the bustling town of Portrush.

## FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames
- Large south facing rear garden.
- Sought after location.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £2,093.63

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ACCOMMODATION

### ENTRANCE PORCH

1.63 m x 2.78 m (5'4" x 9'1")  
Tiled floor.

### HALLWAY

Welcoming entrance hall; spot lighting.

### DOWNSTAIRS WC

2.27 m x 0.99 m (7'5" x 3'3")  
Part wood panelled walls; toilet; wash hand basin.

### DINING KITCHEN

5.60 m x 5.00 m (18'4" x 16'5")

Range of high & low level units; laminate work surfaces; electric oven with extractor unit over; fitted double oven; stainless steel sink unit; integrated dishwasher and fridge; tiled floor; vaulted ceiling; spot lighting.

### UTILITY ROOM

3.80 m x 2.30 m (12'6" x 7'7")

Range of fitted units; laminate work surfaces; stainless steel sink unit; plumbed for washing machine; space for dryer; tiled floor.

### LIVING ROOM

4.28 m x 4.10 m (14'1" x 13'5")

Gas stove set in a red brick inglenook fireplace with tiled hearth; vaulted ceiling; patio door to the rear;

### LOUNGE

5.10 m x 5.00 m (16'9" x 16'5")

Bright living area to the rear; vaulted ceilings; patio doors to the rear.

### BEDROOM 1

5.77 m x 3.65 m (18'11" x 12'0")

Double bedroom to the front; range of fitted furniture.

### ENSUITE

2.24 m x 2.77 m (7'4" x 9'1")

Panel bath; tiled shower cubicle; fitted vanity unit with wash hand basin; toilet; tiled floor.

### FIRST FLOOR

### LANDING

### BEDROOM 2

3.60 m x 3.00 m (11'10" x 9'10")

Double bedroom to the front; fitted wardrobes; shelved hot press.

### BEDROOM 3

2.70 m x 2.80 m (8'10" x 9'2")

Double bedroom to the rear.

### BEDROOM 4

3.63 m x 2.83 m (11'11" x 9'3")

Single bedroom to the rear.

### BATHROOM

1.88 m x 1.94 m (6'2" x 6'4")

Panel bath with shower over; toilet; wash hand basin; part wood panelled walls; vinyl floor.

### EXTERIOR FEATURES

- Paviour brick driveway and parking area.
- Garden in lawn to the front.
- Large South West facing garden with patio areas to the rear.
- Boiler house.
- Outside light & tap.



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