



106 HOPEFIELD ROAD, PORTRUSH



X 3



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	78

OFFERS OVER £385,000

# 106 HOPEFIELD ROAD, PORTRUSH

This immaculate detached bungalow has been extremely well maintained and, having been recently extended & refurbished, offers spacious living accommodation with 3 bedrooms plus a luxurious ensuite. Externally the property benefits from a large, South facing, rear garden with excellent privacy plus plenty of parking and an integral garage. Hopefield Road has always been one of Portrush's much sought after addresses being a quiet residential area within close proximity to the town, both beaches and Portrush's many attractions.

## FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames (installed in 2021).
- Solar panels (hot water & electricity plus export excess to grid).
- Large South facing garden with patio area to the rear.
- Wall mounted 7kW car charger.
- Tarmac driveway leading to the integral garage.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,274.52

## 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

Karndean flooring.

### HALLWAY

Karndean flooring; shelved hot press; linen cupboard.

### DINING KITCHEN

3.34 m x 5.85 m (10'11" x 19'2")

Range of luxury painted units; granite work surfaces, upstands and backsplash; Belfast sink with Quooker tap; fitted oven; induction hob with extractor unit over; integrated dishwasher; display cabinet with integrated fridge freezer; breakfast bar; Karndean flooring; open to sunroom and access to the lounge & utility room.

### SUNROOM

3.59 m x 2.75 m (11'9" x 9'0")

Contemporary Nordpeis wood burning stove; Karndean flooring; spot lighting; door to the rear garden.

### UTILITY ROOM

5.52 m x 3.68 m (18'1" x 12'1")

Range of fitted units; laminate work surfaces; stainless steel sink unit; plumbed for washing machine; Karndean flooring; access to the garage; door to the rear garden.

### LOUNGE

5.18 m x 3.64 m (17'0" x 11'11")

Modern recessed gas fire; Karndean flooring.

### BEDROOM 1

2.91 m x 3.21 m (9'7" x 10'6")

Double bedroom to the front; painted wood flooring; built in cupboard.

### ENSUITE

2.88 m x 2.21 m (9'5" x 7'3")

Modern wet room style ensuite; walk in shower with electric shower; toilet; wash hand basin; chrome towel radiator; tiled floor; tiled walls; spot lighting; extractor fan.

### BEDROOM 2

3.30 m x 3.04 m (10'10" x 10'0")

Double bedroom to the rear; built in cupboard; Karndean flooring.

### BEDROOM 3

3.62 m x 2.68 m (11'11" x 8'10")

Double bedroom to the rear; Karndean flooring.

### SHOWER ROOM

Shower cubicle with electric shower; toilet; wash hand basin; chrome towel radiator; sky light; extractor fan; tiled floor.

### EXTERIOR

### INTEGRAL GARAGE

5.52 m x 3.68 m (18'1" x 12'1")

Electric roller door; concrete floor; oil boiler; power & light.

### OUTSIDE FEATURES

- Fully enclosed South facing garden to the rear.
- Paved patio, gravel area and log store to the rear.
- Gated tarmac driveway and parking area to the front.
- Wall mounted 7kW car charger.
- Outside light and tap.



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