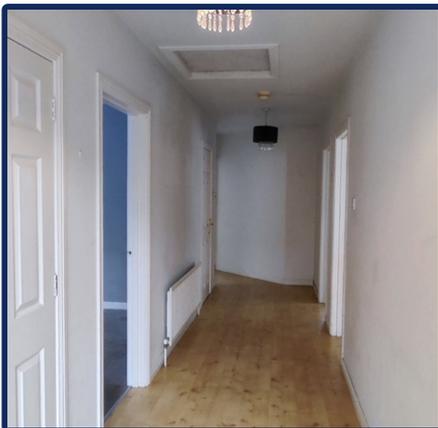
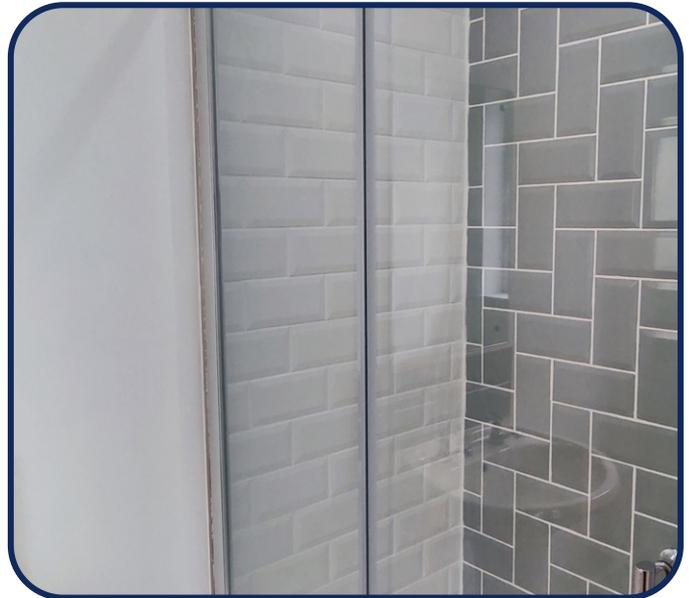




23 Primrose Crescent, Portrush, BT56 8TA



- Excellent detached bungalow.
- Oil fired central heating.
- Upvc Double glazed windows.
- Chain free (immediate occupation).
- Convenient to Portrush town centre and beaches.
- Suitable for either full time living or second home.
-



Located in this extremely popular residential area of Portrush, and coming to the market at a realistic price, here is an ideal opportunity to purchase a detached bungalow with no onward chain. The property offers bright and spacious accommodation with a recently upgraded bathroom & ensuite, suitable for a family or second home and is conveniently positioned in close proximity to many amenities including award winning beach's & Golf courses, eateries, shops and schools. A short commuting distance to Coleraine & Portstewart and all other major North Coast attractions and main arterial routes. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.

ACCOMMODATION COMPRISING

Entrance Hall

With wood laminate flooring, cloaks, hot press and access to roofspace.

Lounge

With feature black open fireplace with tiled hearth and Beech wooden surround, wood laminate flooring and Tv point.
4.95 m x 3.28 m

Kitchen/Dining Area

With a range of eye and low level Shaker style units, Stainless steel sink unit with mixer tap, tiled floor and tiling between worktops, built in Electric "Bosch" hob & low level oven, extractor fan, concealed low level lighting and space for fridge.

5.26 m x 3.28 m

Utility Room

Low level unit with stainless steel sink unit with mixer tap, tiled floor & splash backs, spaces and plumbing for washing machine and tumble dryer.

2.57 m x 1.68 m

Bedroom 1

With en-suite comprising - Wc, wash hand basin, fully tiled electric shower cubicle, tiled floor and splash backs.

3.73 m x 3.58 m

Bedroom 2

3.48 m x 2.95 m

Bedroom 3

3.15 m x 2.62 m

Family Bathroom

With panelled bath, Wc, wash hand basin, fully tiled walk in electric shower cubicle, extractor fan, recessed ceiling light, tiled floor and splash back.

3.40 m x 2.03 m

Detached Garage

With pedestrian door and roller door.

5.59 m x 3.73 m

Exterior

Gardens to front laid in lawn and approached by a tarmac driveway. Enclosed private garden to rear with lawned and patio areas, raised planters planted in shrubbery, outside power point, light & tap.

Additional Information: Tenure: Freehold

Estimated Rates: £1,256.18 pa as per LPS online

Broadband: Openreach, Fibribus (see Ofcom checker for more details)

Mobile Phone coverage as per Ofcom checker: Three, O2 & Vodafone



Energy rating	Current	Potential
A		
B		
C		
D	58 D	65 D
E		
F		
G		

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
 9 Dunmore Street, Coleraine
 Tel. 028 703043677/21133
www.bensonsni.com

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.