



FLETCHER TORRENS

Property Sales and Lettings

15 Eglinton Street
Portrush
Co. Antrim
BT56 8DX

T: 028 7082 4999
E: info@flecthertorrens.com
W: www.flecthertorrens.com



31 Glenvale Avenue, Portrush, BT56 8HL

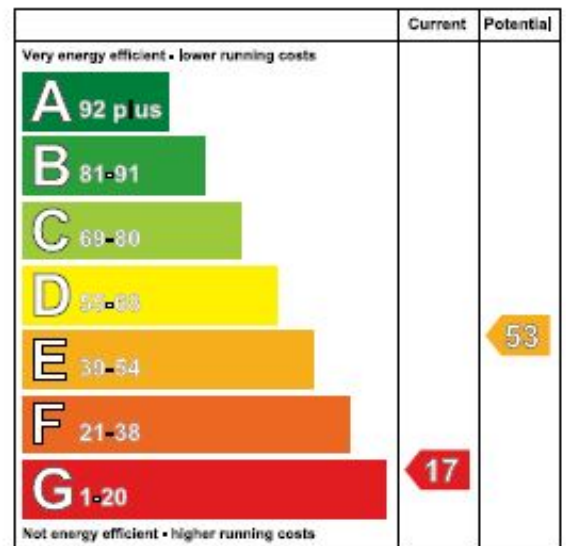
- Detached Property
- Oil Fired Central Heating
- Detached Garage
- 4 Bedrooms/2 Receptions
- uPVC Double Glazing
- Ideal Family/Holiday Home

OFFERS AROUND £144,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Enclosed Rear Yard
- Popular Residential Location
- Close to Local Amenities
- Rates Approx £ 1142 per annum



This attractive detached property is in the popular Glenvale Avenue in the seaside resort of Portrush. This property has excellent potential for someone desiring to undertake a renovation project and will allow the lucky purchaser to come in and put their own stamp on what could be a fantastic home.

The accommodation comprises 4 bedrooms/2 receptions and benefits from oil fired central heating, uPVC double glazing and garage.

This is an ideal opportunity to purchase a family/holiday home close to all the local amenities, including schools, championship golf courses, first class restaurants, beaches and transport links.



ACCOMMODATION

PORCH

Tiled flooring.

HALLWAY

Laminate flooring, hotpress, picture rail.

LIVING ROOM (13'2" x 12'0") (4.02m x 3.67m)

Laminate flooring, fireplace with stone hearth and surround, power points, blinds.

BEDROOM 1 (9'10" x 12'3")(3.01m x 3.74m)

Carpet, power points, blinds.

BEDROOM 2 (7'7" x 9'11")(2.30m x 3.02m)

Carpet, power points, shelving.

BATHROOM (9'1" x 8'3")(2.78m x 2.52m)

Tiled flooring, WC, pedestal wash hand basin, fully tiled shower cubicle.

FAMILY ROOM (11'0" x 10'0")(3.36m x 3.05m)

Laminate flooring, power points.

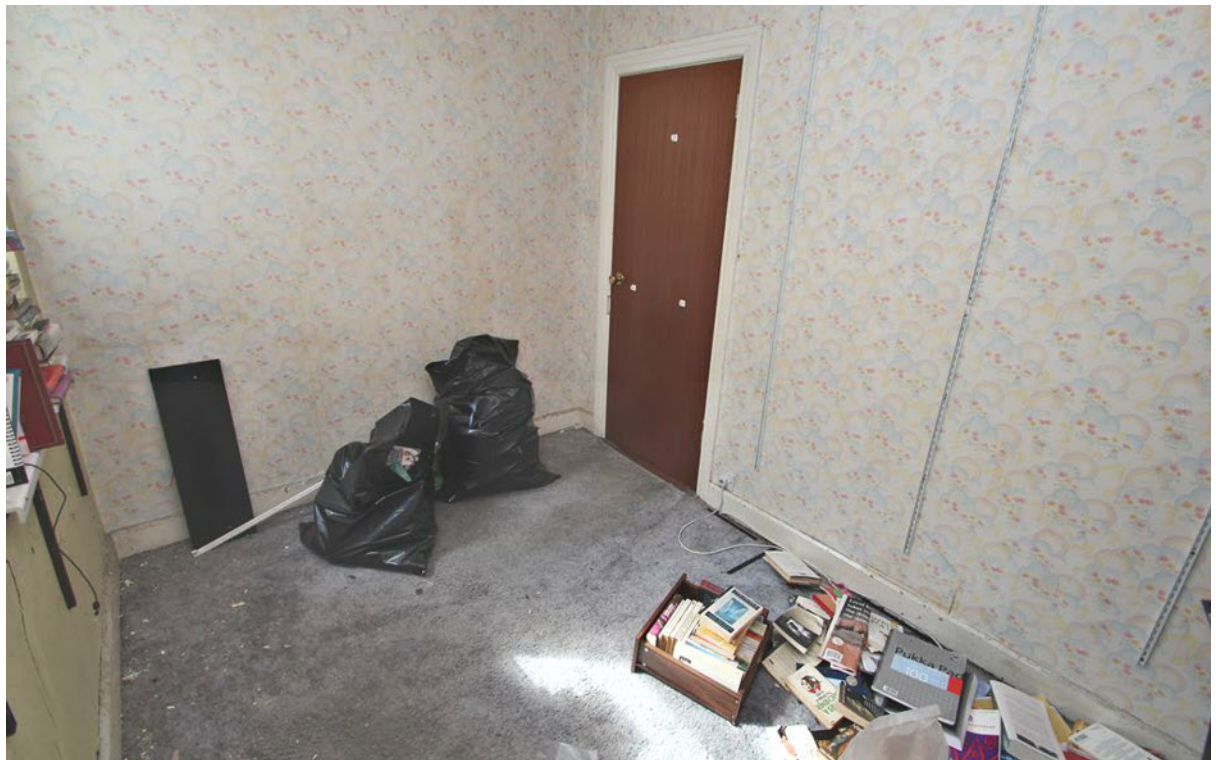
KITCHEN (14'0" x 9'4")(4.27m x 2.85m)

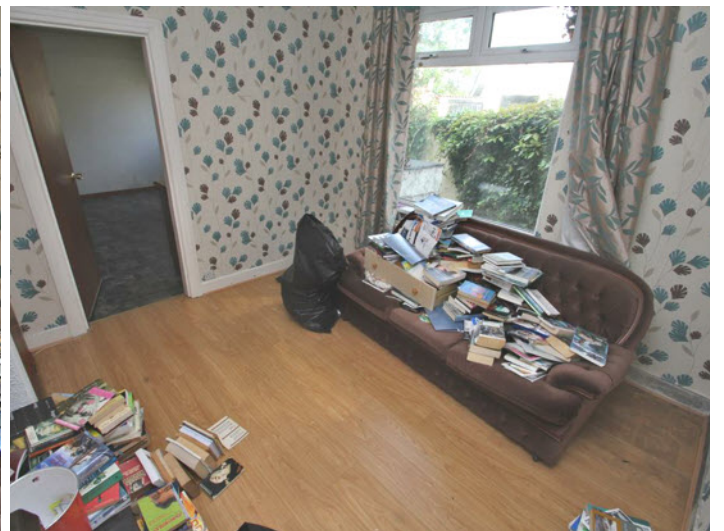
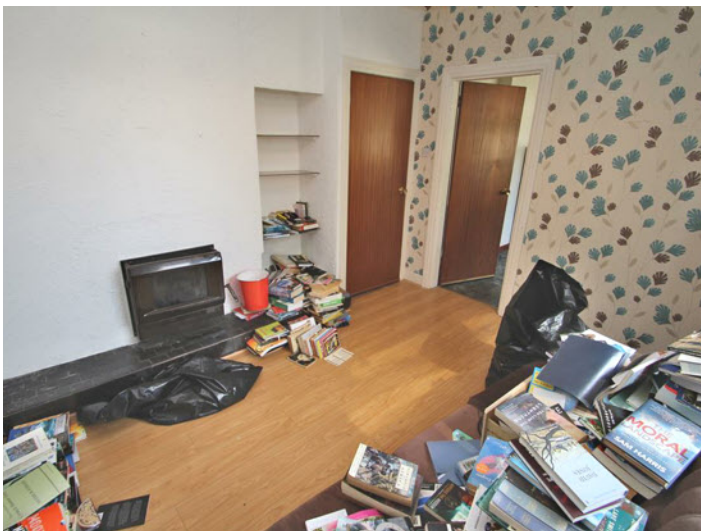
Vinyl flooring, eye and low level units, tiled splashback, stainless steel sink unit, integrated oven and hob, space for washing machine, power points.













FIRST FLOOR

BEDROOM 3 (9'2" x 9'6")(2.80m x 2.90m)

Carpet.

BEDROOM 4 (13'5" x 9'2")(4.09m x 2.80m)

Carpet, door leading to floored attic.



EXTERIOR

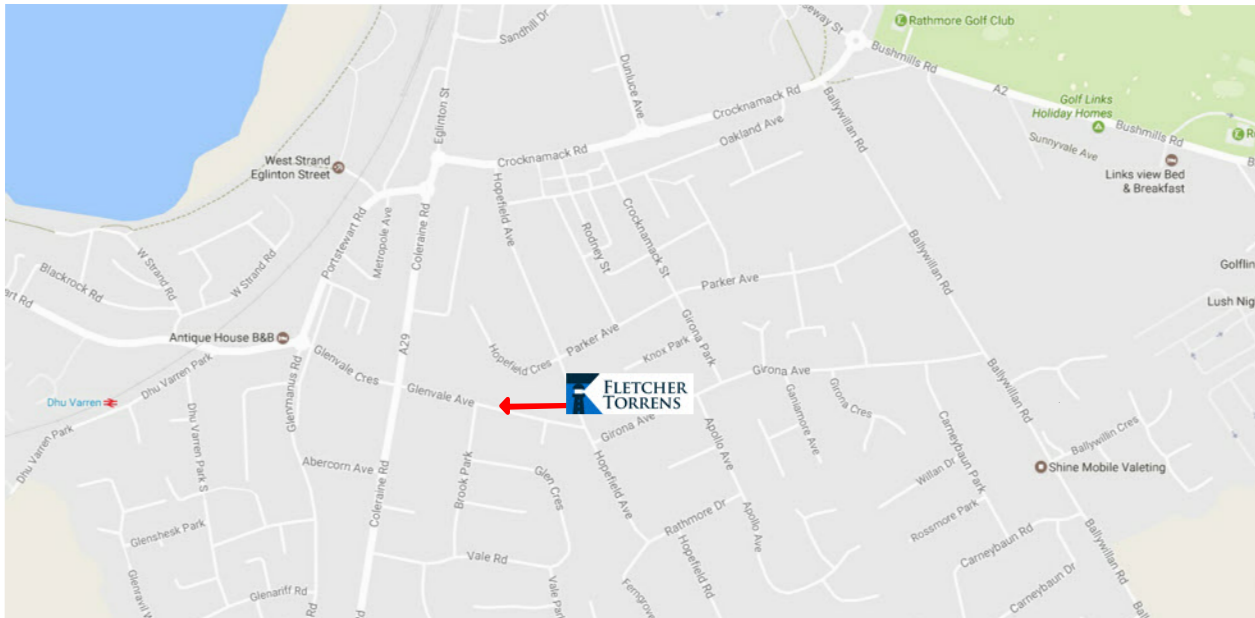
GARAGE (25'2" x 8'8")(7.67m x 2.64m)

Roller door, side door, power points.

REAR

Paved, outside boiler house, oil tank.





DIRECTIONS

Entering Portrush on the Coleraine Road, turn right onto Glenvale Avenue and No. 31 is on the left hand side.

PLACING AN OFFER

When placing an offer we will require the following information:

- Name and Address of all Purchasers
- Contact Number
- Email Address
- Details of Property to Sell

PROOF OF FUNDS

Due to the Money Laundering Regulations 2017 (MLR2017) we are required by law to have the following on file for all purchasers:

1. **Purchaser's ID**
 - A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
2. **Proof of Funds**
 - A decision in principle for mortgage OR a letter from a financial advisor/ accountant/ solicitor stating there is sufficient funds OR copy of a bank statement.
3. **Proof of Current Address**
 - Copy of a utility bill, e.g. telephone or rates

Lettings Department

Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.

For further details please contact our office.

Tel: 028 7082 4999

E: lettings@fletchertorrens.com



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OFFICE OPENING HOURS

Monday	09:00 - 17:00
Tuesday	09:00 - 17:00
Wednesday	09:00 - 17:00
Thursday	09:00 - 17:00
Friday	09:00 - 17:00

Mortgage Advice

If you are moving house or investing in property, we can put you in touch with a professional mortgage advisor. This is a free, no obligation service, so why not contact Mark Shields to see what he has to offer.

Tel: 028 9023 4433

Mob: 077 9977 1861

E: mark@shieldsfinance.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.

