



# FLETCHER TORRENS

Property Sales and Lettings

15 Eglinton Street  
Portrush  
Co. Antrim  
BT56 8DX

T: 028 7082 4999  
E: [info@flecthertorrens.com](mailto:info@flecthertorrens.com)  
W: [www.flecthertorrens.com](http://www.flecthertorrens.com)



## 42 Causeway Street, Portrush, BT56 8AD

- Mid-Terraced Property
- Oil Fired Central Heating
- Potential for Garage Conversion
- 4 Bedrooms/2 Receptions
- uPVC Double Glazing
- Ideal Family/Holiday Home

**OFFERS OVER £279,950**

**HERE 7 DAYS A WEEK FOR YOU**

## **ADDITIONAL KEY FEATURES**

- Well Presented Throughout
- Sought-after Town Centre Location
- 1 Minute Walk to East Strand Beach
- Close to Local Amenities
- Enclosed Rear Yard with Garage
- Rates Approx £1025 per annum

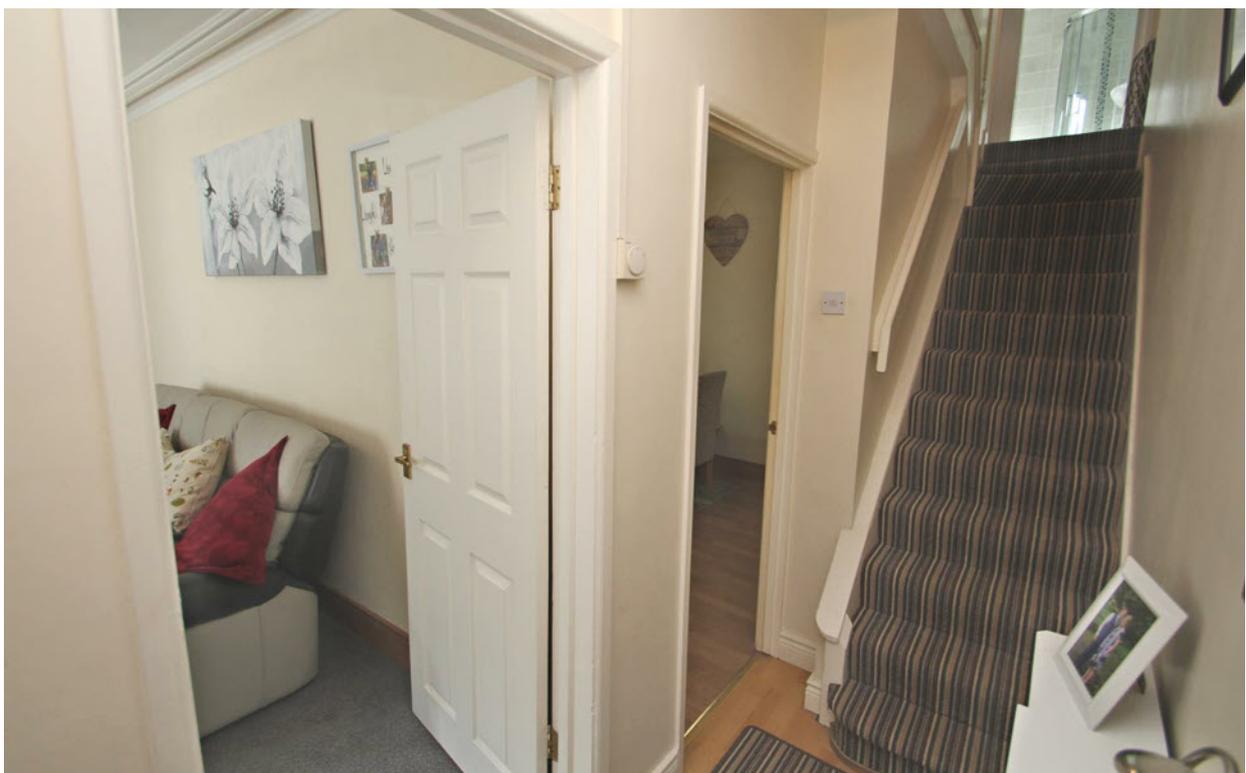


This excellent mid-terraced property is situated in the sought-after Causeway Street area in the beautiful seaside resort of Portrush.

The property benefits from having oil fired central heating, uPVC double glazing and an enclosed rear yard with a garage. The interior is bright and spacious with 4 bedrooms and 2 receptions, and is immaculately presented throughout, making it an excellent family/holiday home. The garage and rear yard are large enough to potentially convert into a 1 or 2 bed apartment, subject to proper consent.

Situated in an ideal town centre location, the property is within easy walking distance to the beaches, shops and first class restaurants. It is close to all local amenities including schools, championship golf courses and transport links.

We at Fletcher Torrens recommend an early internal viewing to appreciate everything this delightful property has to offer.



## **ACCOMMODATION**

### **PORCH**

Tiled flooring, electrical box.

### **HALLWAY**

Laminate flooring.

### **LIVING ROOM (14'6" x 13'8")(4.43m x 4.16m)**

Carpet, power points, TV point, blinds.

### **DINING ROOM (15'3" x 9'9")(4.66m x 2.96m)**

Laminate flooring, power points, TV point, fireplace with tiled hearth and insert, wooden surround, understair storage, blind.

### **KITCHEN (12'10" x 7'9")(3.90m x 2.35m)**

Tiled flooring, eye and low level units, tiled to base of eye level units, stainless steel sink unit, integrated oven & hob, extractor, space for fridge/freezer, plumbed for washing machine, space for dryer, power points, blind.









## **FIRST FLOOR**

### **LANDING**

Carpet, power point.

### **WC**

Laminate flooring, WC.

### **BATHROOM (9'2" x 8'7") (2.80m x 2.62m)**

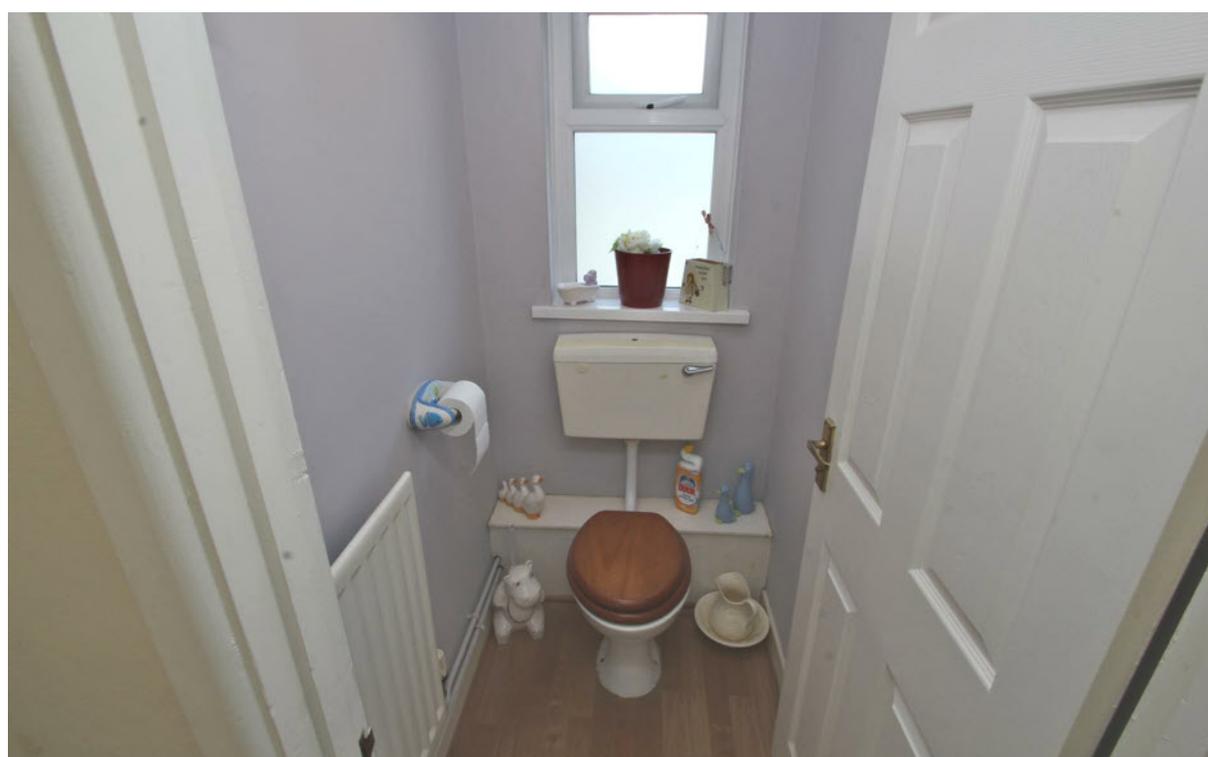
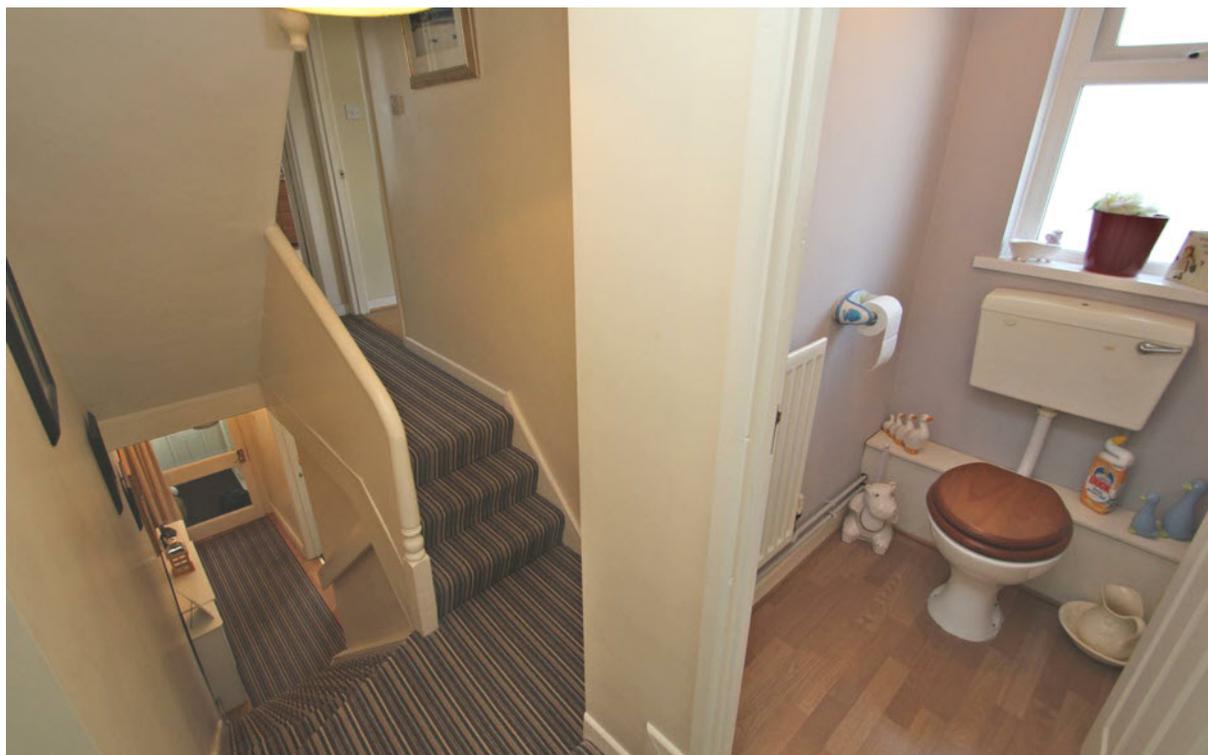
Tiled flooring, WC, vanity wash hand basin, corner shower cubicle, fully tiled walls, extractor, blind, hotpress.

### **BEDROOM 1 (9'8" x 13'1") (2.95m x 3.98m)**

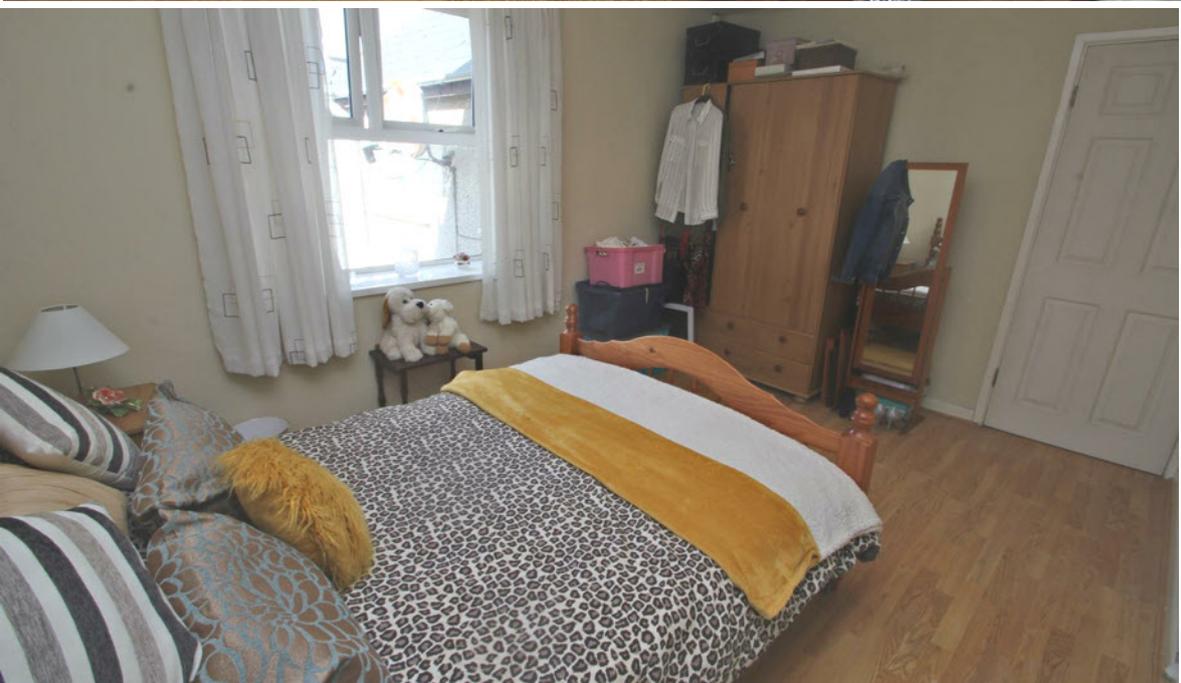
Laminate flooring, power points.

### **BEDROOM 2 (13'7" x 18'5") (4.15m x 5.61m)**

Carpet, power points, TV point, blinds.









## **SECOND FLOOR**

### **LANDING**

Carpet, power point.

### **BEDROOM 3 (18'5" x 10'5")(5.62m x 3.17m)**

Carpet, power points, 'Velux' window.

### **BEDROOM 4 (13'0" x 10'2")(3.97m x 3.09m)**

Laminate flooring, power points, TV point, Velux window.





**EXTERIOR**

**ENCLOSED REAR YARD**

**BOILER HOUSE (4.19m x 2.46m)(13'9" x 8'1")**

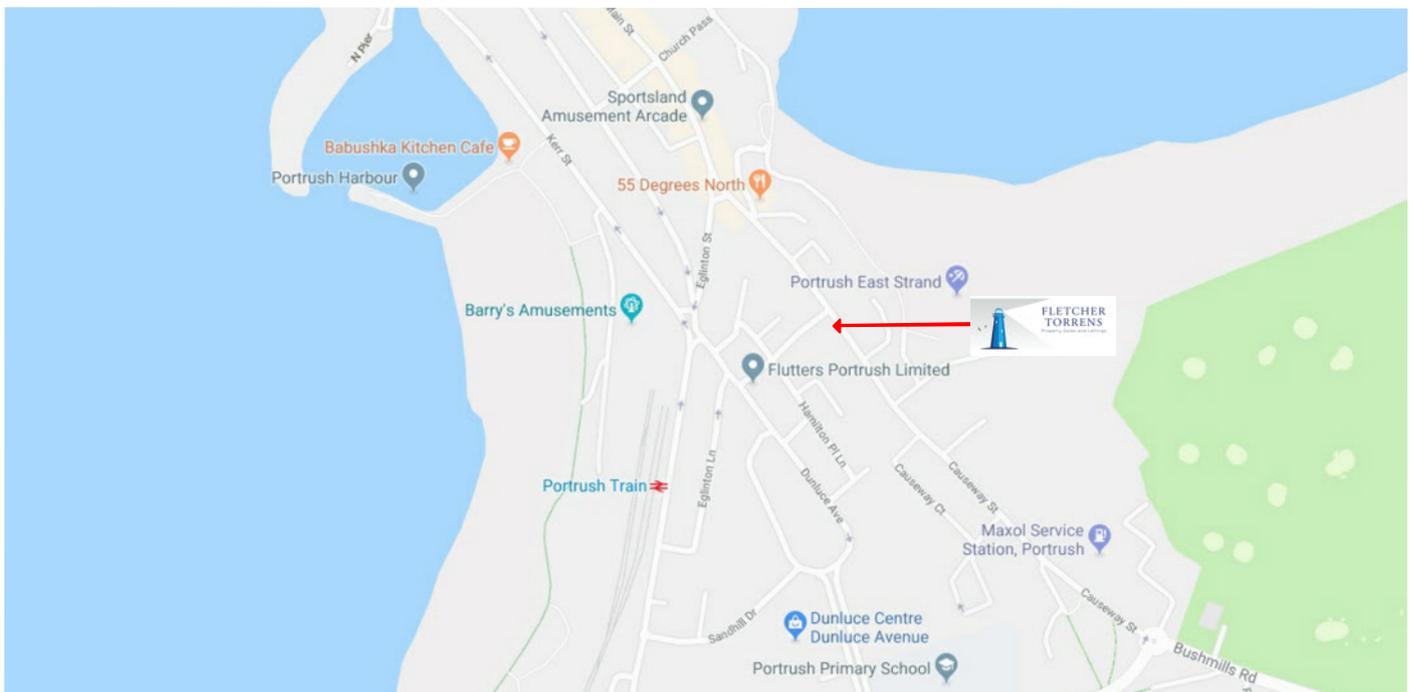
**OUTHOUSE (6.15m x 3.28m)(20'2" x 10'9")**

**GARAGE (5.79m x 5.32m)(17'5" x 19'0")**

Outside tap, outside light.







### **DIRECTIONS**

Entering Portrush from the Bushmills Roundabout, turn onto Causeway Street, travel approximately 500 metres and No. 42 is located 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
- If you are Cash/Subject to Mortgage

### **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

<p><b><u>Lettings Department</u></b></p> <p>Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.</p> <p>For further details please contact our office.</p> <p>Tel: 028 7082 4999 E: <a href="mailto:lettings@fletchertorrens.com">lettings@fletchertorrens.com</a></p>	 <p><b>FLETCHER TORRENS</b> Property Sales and Lettings</p>  <p><b><u>OFFICE OPENING HOURS</u></b></p> <table style="margin-left: auto; margin-right: auto;"> <tr><td>Monday</td><td>09:00 - 17:00</td></tr> <tr><td>Tuesday</td><td>09:00 - 17:00</td></tr> <tr><td>Wednesday</td><td>09:00 - 17:00</td></tr> <tr><td>Thursday</td><td>09:00 - 17:00</td></tr> <tr><td>Friday</td><td>09:00 - 17:00</td></tr> </table>	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	<p><b><u>Mortgage Advice</u></b></p> <p>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.</p> <p>Tel: 028 9023 4433 Mob: 077 9977 1861 E: <a href="mailto:mark@shieldsfinance.co.uk">mark@shieldsfinance.co.uk</a></p>
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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.