



# FLETCHER TORRENS

Property Sales and Lettings

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## 1 Dhu Varren Park, Portrush, BT56 8EL

- End-Terrace Townhouse
- Oil Fired Central Heating
- Sea Views
- 6 Bedrooms/3 Receptions
- uPVC Double Glazing
- Ideal Family/Holiday Home

### OFFERS OVER £425,000

HERE 7 DAYS A WEEK FOR YOU

## ADDITIONAL KEY FEATURES

- Edwardian Style Character
- Well Presented Throughout
- Sought-after Location
- 2 Minute Walk to West Strand Beach
- Close to Local Amenities
- Rates Approx £ per annum

5/19/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47   E
21-38	F	32   F	
1-20	G		

This is an excellent opportunity to purchase an end-terraced Edwardian townhouse in the beautiful seaside resort of Portrush.

The property benefits from having oil fired central heating, uPVC double glazing, enclosed front and rear garden space. The interior is bright and spacious with 6 bedrooms and 3 receptions. There are stunning views from the top floor towards the West Strand Beach and Portrush Harbour. The property is immaculately presented throughout, making it an excellent family/holiday home.

Situated in an ideal location, the property is within easy walking distance to the West Strand beach, which is a surfer's paradise. It is close to all local amenities including shops, first class restaurants, 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, light.

### **ENTRANCE HALL**

Parque flooring, power points, telephone point, understair storage.

### **LIVING ROOM (18'11" x 14'0") (5.76m x 4.26m)**

Carpet, fireplace with tiled hearth & insert and wooden surround, power points, TV point, blinds.

### **KITCHEN/SNUG (32'0" x 15'3") (9.76m x 4.66m)**

Part tiled flooring part wooden flooring, eye and low level units, Belfast sink with granite surround and wooden splashback, double oven with hot plate, elevated electric fire, power points, TV point, blinds.

### **UTILITY (10'9" x 9'10") (3.27m x 3.00m)**

Tiled flooring, low level units, 1.5 ceramic sink, tiled splashback, plumbed for washing machine, space for dryer and fridge, power points.

### **SHOWER ROOM (9'7" x 4'8") (2.91m x 1.42m)**

Tiled flooring, WC, wash hand basin, walk-in shower tiled to ceiling.

















## **FIRST FLOOR**

### **LANDING**

Carpet, power point, area for seating.

### **BEDROOM 1 (13'7" x 10'6") (4.13m x 3.21m)**

Carpet, power points, built-in wardrobe, blinds.

### **BATHROOM (19'7" x 9'10") (5.97m x 2.99m)**

Wooden flooring, WC, pedestal wash hand basin, free standing bath with telephone shower attachment, corner shower cubicle, recessed lighting, hotpress with shelving.

### **BEDROOM 2 (15'4" x 14'0") (4.67m x 4.26m)**

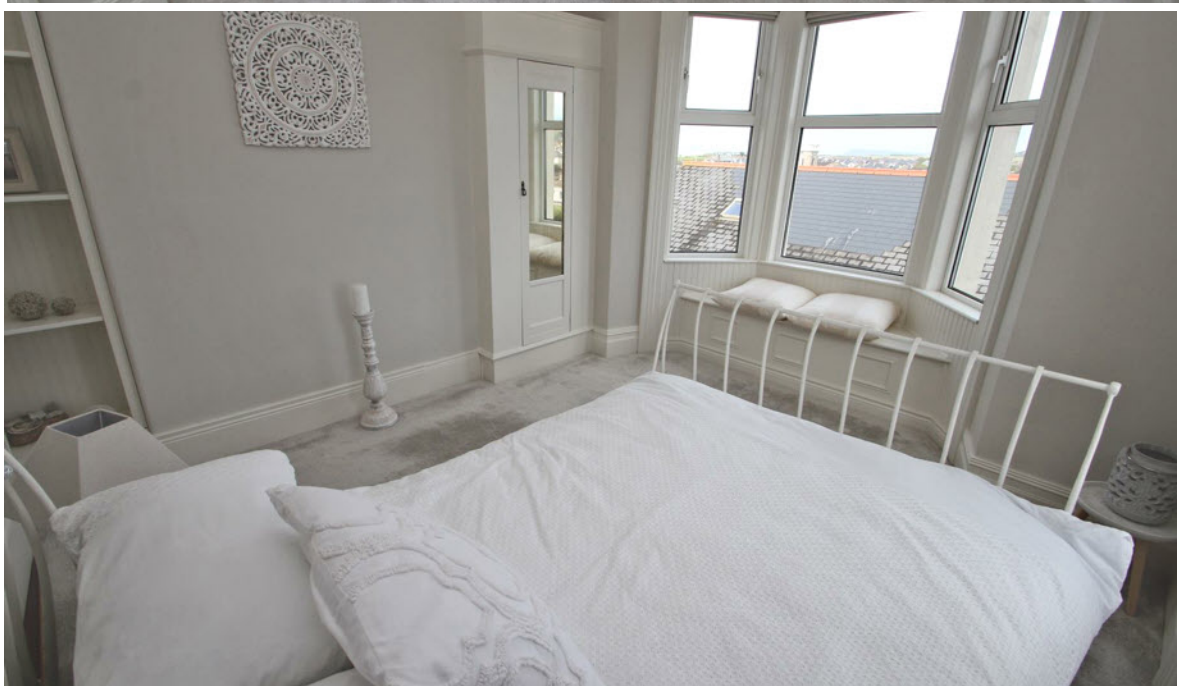
Carpet, power points.

### **MASTER BEDROOM (19'0" x 13'10") (5.78m x 4.22m)**

Carpet, power points, fireplace with tiled hearth & insert and wooden surround, walk-in wardrobe with shelving, blinds.

















## **SECOND FLOOR**

### **LANDING**

Carpet.

### **BEDROOM 4 (14'5" x 11'9") (4.40m x 3.58m)**

Wooden flooring, power points.

### **STUDY (14'2" x 10'8") (4.31m x 3.25m)**

Carpet, power points, storage cupboard.

### **BATHROOM (7'7" x 5'8") (2.32m x 1.74m)**

Tiled flooring, WC, wall mounted wash hand basin, corner shower cubicle, chrome towel radiator, recessed lighting, wall lights, shaver point, extractor.

### **BEDROOM 5 (14'8" x 13'11") (4.46m x 4.25m)**

Carpet, power points, TV point, blind.

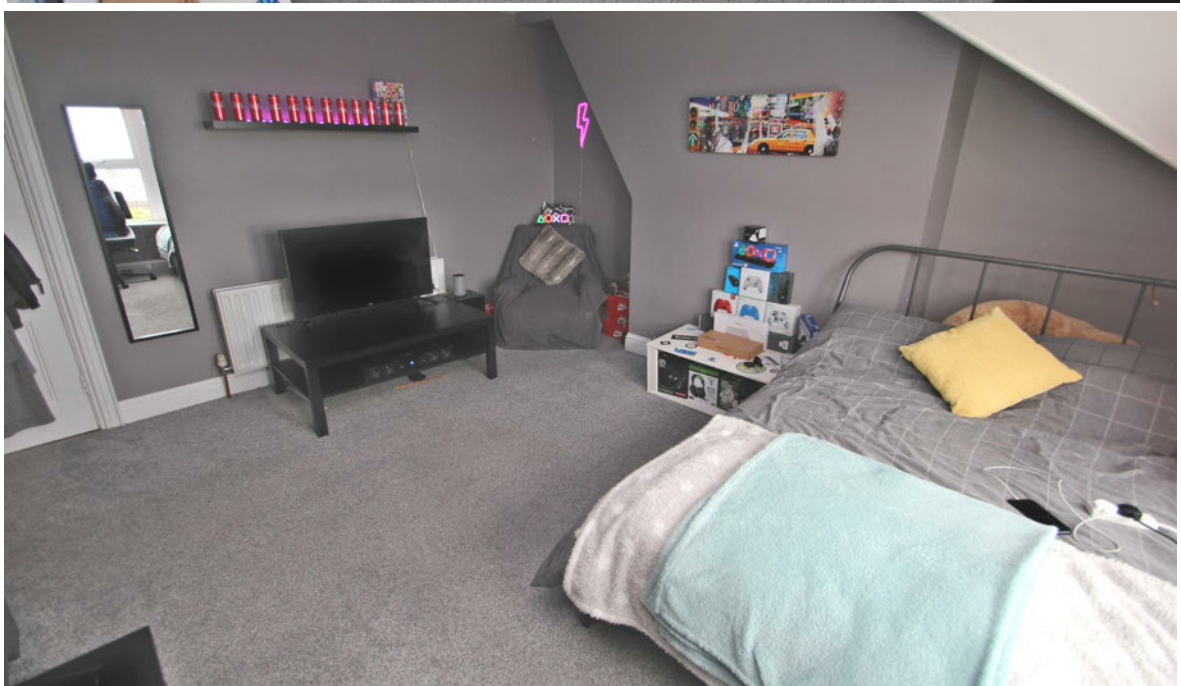
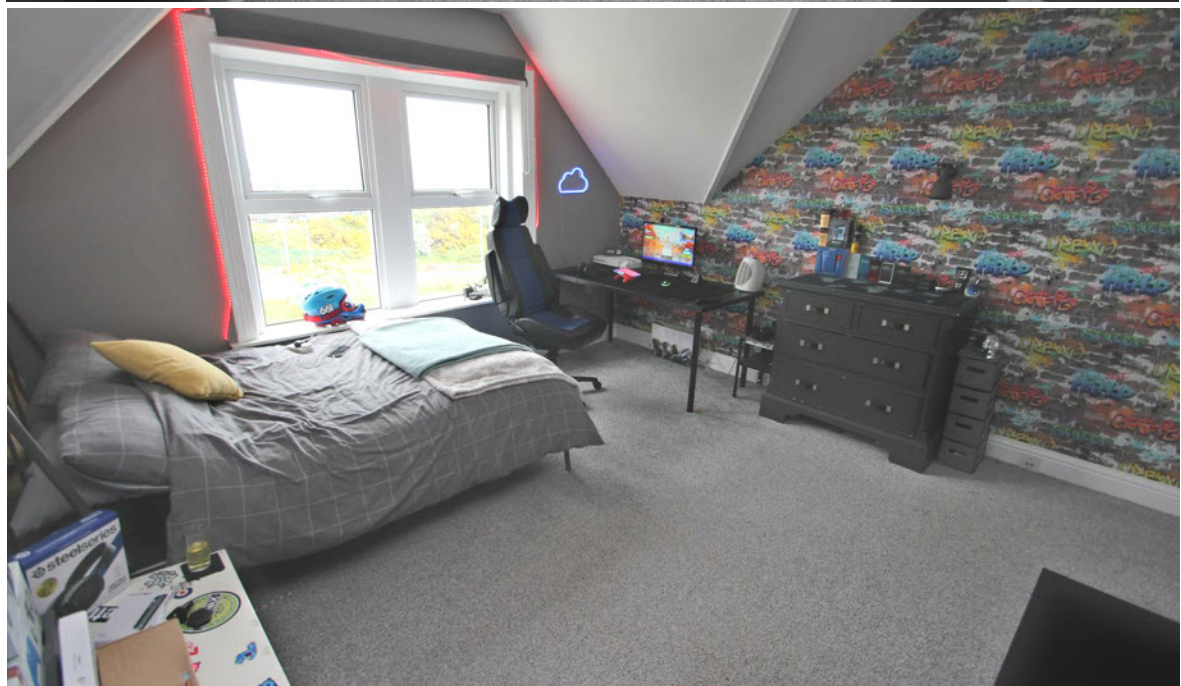
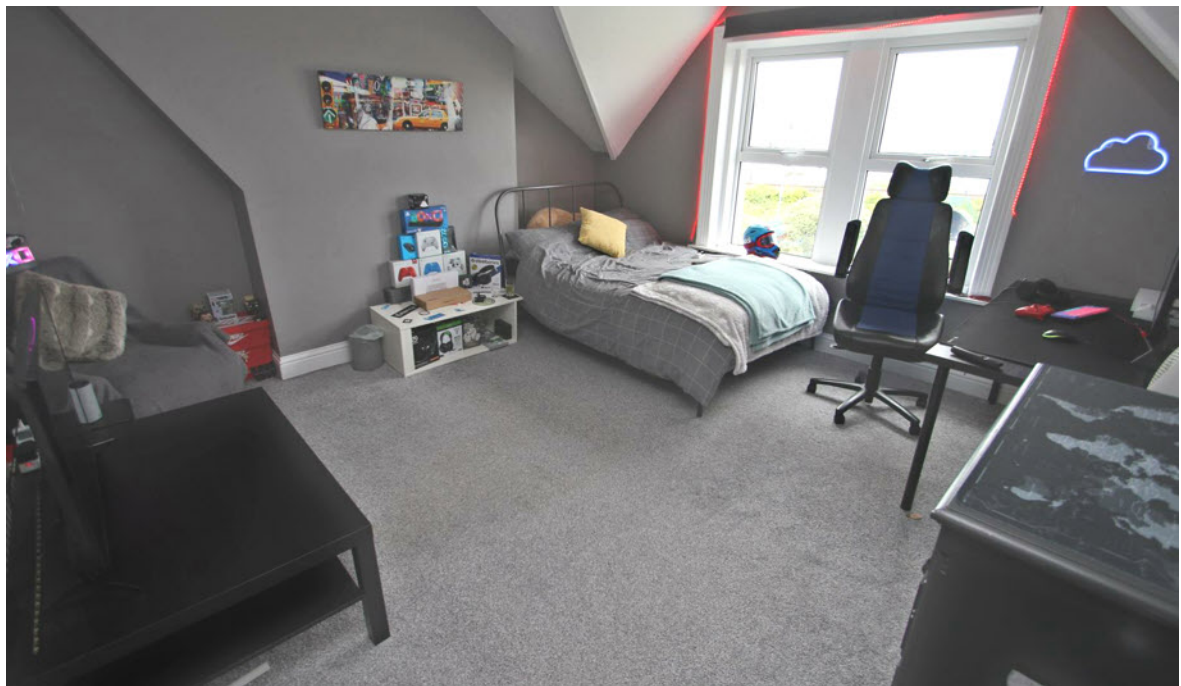
### **BEDROOM 6 (14'7" x 11'2") (4.44m x 3.40m)**

Carpet, power points, blind.

### **EXTERNAL**

Landscaped garden, raised wooden patio area, outside store, outside lighting, outside tap, enclosed oil tank.







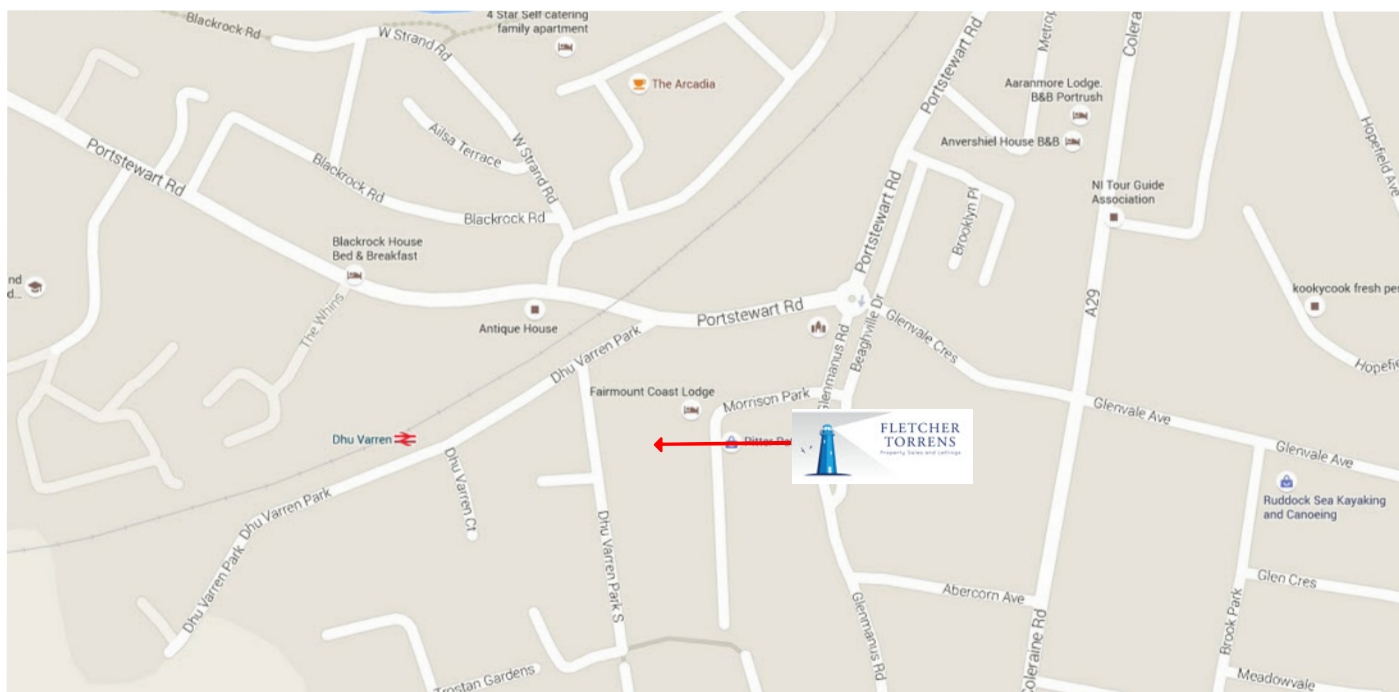












## DIRECTIONS

Leaving Portrush, from Metropole Corner, on the main A2 Portstewart Road, at the roundabout take the 3rd exit towards Portstewart. Take the first left into Dhu Varren Park, turn left into Dhu Varren Park South and the entrance to No. 1 Dhu Varren Park 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
- 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

### 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](mailto: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](mailto: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.

