



FLETCHER TORRENS

Property Sales and Lettings

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13 Castle View Park, Portrush BT56 8AS

- Detached Bungalow
- Dual Fuel Central Heating
- Detached Garage
- 3 Bedrooms (Master En-Suite)
- uPVC Double Glazing
- Ideal Family/Holiday Home

OFFERS OVER £269,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Immaculately Presented
- Multi-Fuel Stove linked to heating system
- Power Shower in En-Suite
- Cat-6 Internet and TV points in every room
- Suitable for Attic Conversion
- Enclosed Rear Garden
- Sought-after Location
- Close to Local Amenities
- Rates Approx £1150 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	64 D
39-54	E		
21-38	F		
1-20	G		

This is an excellent opportunity to acquire a 3 bedroom detached bungalow, situated in the sought after residential area of Castle View Park, in the popular seaside resort of Portrush.

This detached property offers bright and spacious versatile living accommodation throughout which will appeal to a wide range of purchasers. The property benefits from oil fired central heating, multi-fuel stove connected to heating system, uPVC double glazing, master bedroom en-suite with power shower, Cat-6 Internet throughout, TV points in all rooms and detached garage.

The enclosed rear garden has a paved patio area, garden laid in lawn and mature trees and shrubs, making it an ideal haven to just sit back and relax.

This ideal family/holiday home is close to all local amenities including beaches, restaurants, shops, schools, championship golf courses and transport links and is within easy access to all the popular tourist attractions the beautiful North Coast has to offer.



ACCOMMODATION

HALLWAY

Tiled flooring, telephone point, power points, hotpress, cloakroom, recessed spotlights.

BEDROOM 1 (12'4" x 9'9")(3.77m x 2.98m)

Carpet, power points, TV point, telephone point, wooden blinds.

LIVING ROOM (16'0" x 12'8")(4.87m x 3.87m)

Carpet, fireplace with multi-fuel burner linked to heating system and slate hearth, power points, TV point, wooden blinds.

BEDROOM 2 (12'5" x 9'9")(3.78m x 2.98m)

Carpet, power points, TV point, telephone point.

BATHROOM (11'10" x 6'7")(3.60m x 2.00m)

Tiled flooring, WC, vanity wash hand basin, corner bath with telephone shower attachment, corner shower cubicle, walls fully tiled, towel radiator, extractor, recessed spotlights.

MASTER BEDROOM (11'9" x 10'0")(3.58m x 3.05m)

Carpet, power points, TV point, telephone point.

MASTER BEDROOM EN-SUITE

Tiled flooring, WC, vanity wash hand basin, shower cubicle, walls fully tiled, towel radiator, extractor, recessed spotlights.

KITCHEN/DINING (18'0" x 13'5")(5.48m x 4.10m)

Tiled flooring, eye and low level units, granite worktop and splashback, stainless steel sink unit, space for double oven and hob, space for fridge/freezer, integrated dishwasher, power points, TV point, telephone point, extractor, recessed spotlights, access to rear.

GARAGE (18'9" x 11'2")(5.71m x 3.40m)

Roller door, eye and low level units, plumbed for washing machine, boiler, power points, side door.

FRONT

Laid in lawn, tarmac driveway.

REAR

Enclosed rear garden with paved patio area, garden laid in lawn, mature shrubs and plants, outside tap.









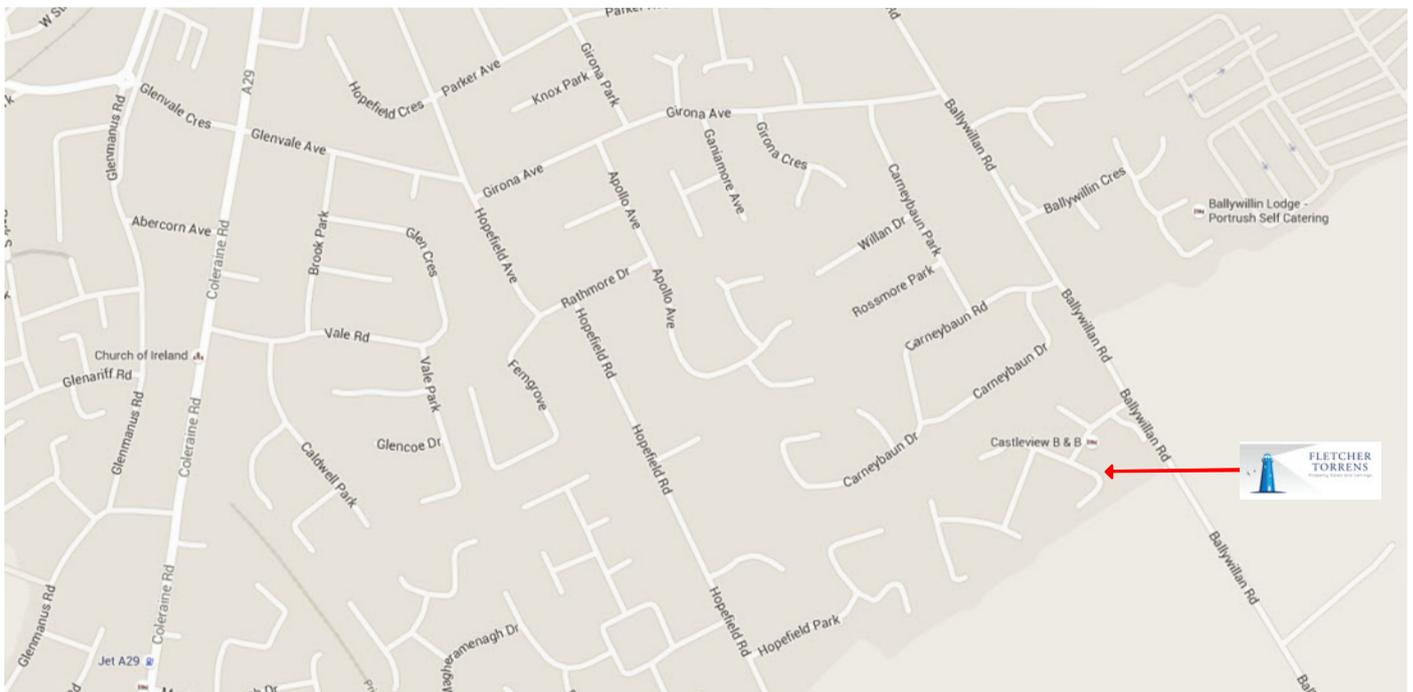












DIRECTIONS

Leaving Portrush on Dunluce Avenue, take first exit onto the Crocknamac Road, turn right onto the Ballywillan Road, take 4th exit on the right into Castle View Park, at the T-junction turn left and No. 13 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

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




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.

