

To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

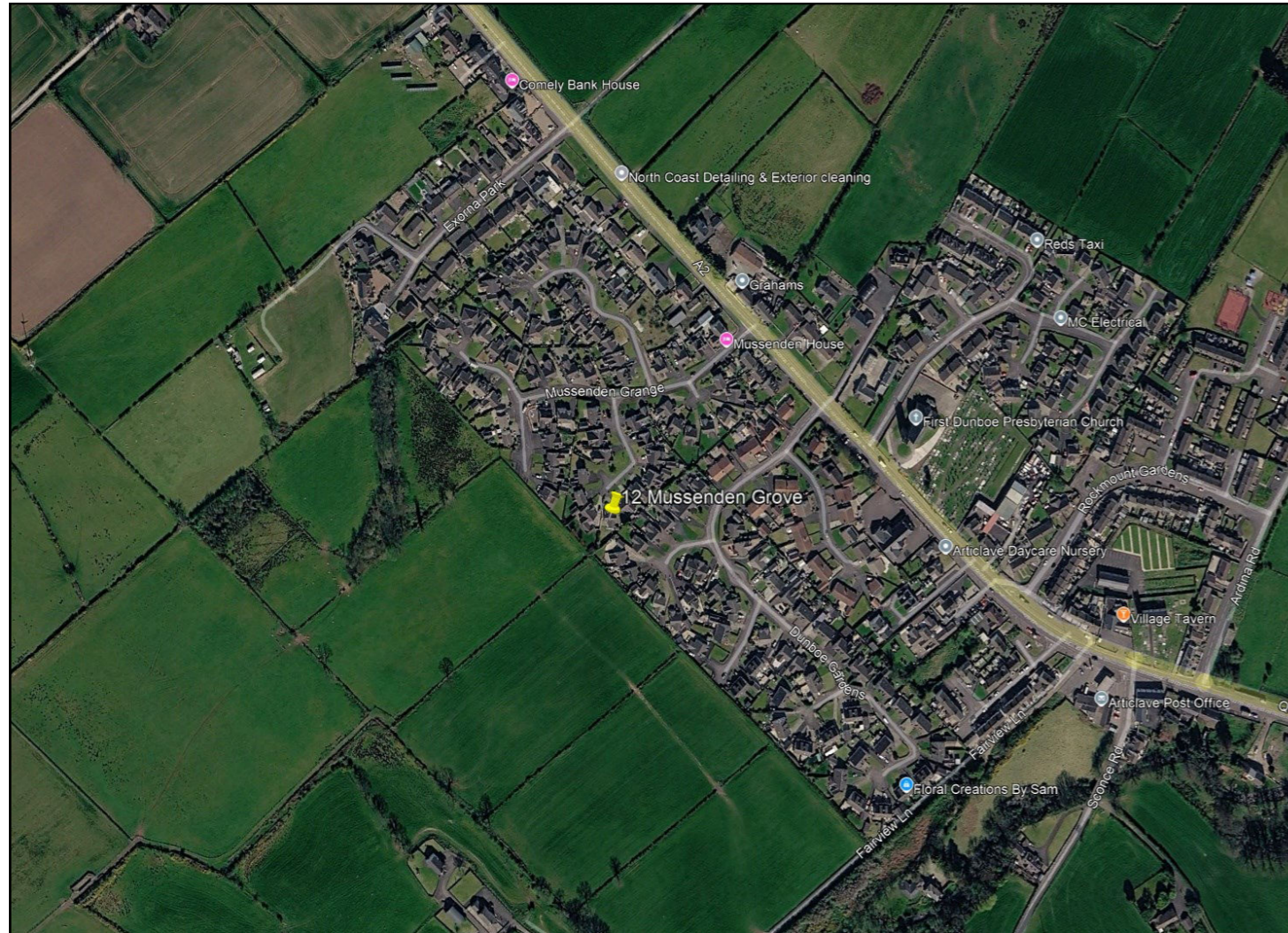
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**Other Financial Services:**

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- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



# ARMSTRONG GORDON



**ARMSTRONG GORDON** & Company Limited  
THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	46 E	
21-38	F		
1-20	G		

**ARTICLAVE**  
12 Mussenden Grove  
BT51 4XX  
Offers Over £194,500

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Nestled in the peaceful coastal village of Articlave, just moments from the highly sought after seaside resort of Castlerock, this is a three bedroom detached bungalow which offers an exceptional opportunity to enjoy relaxed living on the stunning North Coast. The property provides bright and spacious accommodation throughout, ideal for families, retirees, or those seeking a tranquil holiday retreat close to the sea. Externally, the home benefits from mature gardens and outdoor space located at the top end of the cul de sac on a corner site. The nearby village of Castlerock offers a range of local amenities including cafés, shops, schools, and rail connections to Belfast and Derry/Londonderry.

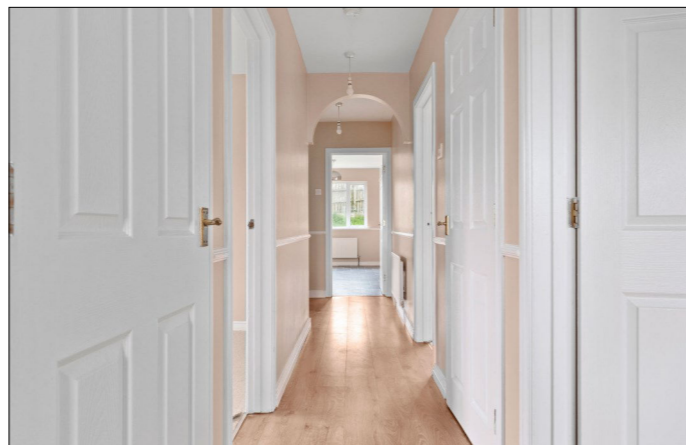
Coming through the village of Articlave heading towards Castlerock, take your second left after First Dunboe Presbyterian Church into Mussenden Grange. Take your second left again into Mussenden Grove and No 12 will be located at the top end of the cul de sac.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

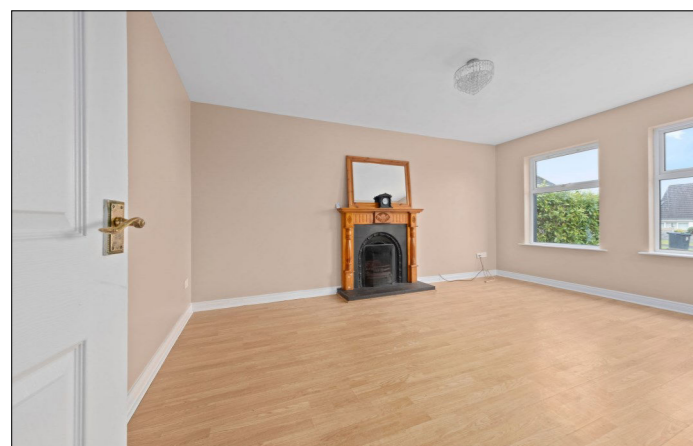
**Entrance Hall:**

3'2 wide with cloaks cupboard, access to roof space, hot press and dado rail.



**Lounge:**

With pine surround fireplace with cast iron inset, tiled hearth, matching mirror above and laminate wood floor. 16'4 x 11'5



**Kitchen/Dining Area:**

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker, extractor fan above, tiled splashback, plumbed for automatic dishwasher, space for fridge, drawer bank and dado rail. 15'4 x 14'5



**Utility Room:**

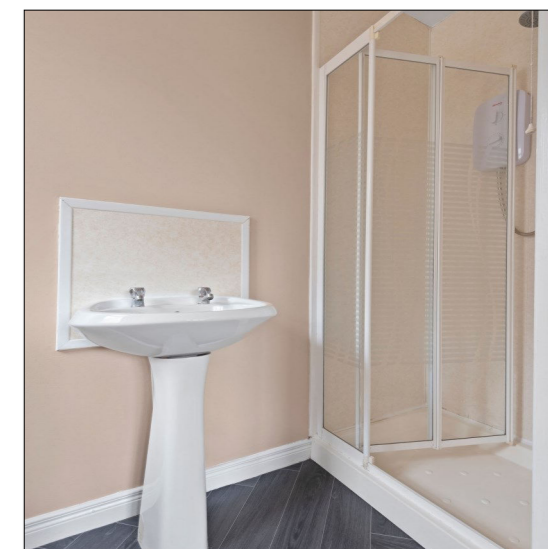
With single drainer stainless steel sink unit, low level built in units with tiling above, plumbed for automatic washing machine, space for tumble dryer, boiler and pedestrian door leading to rear garden. 7'9 x 5'2



**Bedroom 1:**

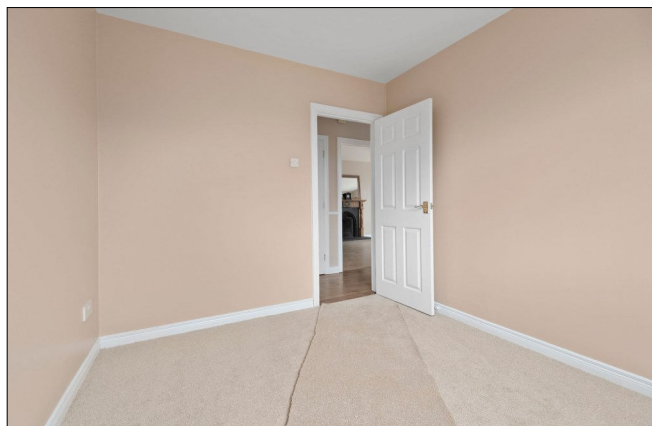
12'8 x 11'5

**Ensuite** off with w.c., wash hand basin with PVC splashback, PVC clad walk in shower cubicle with electric shower and extractor fan.



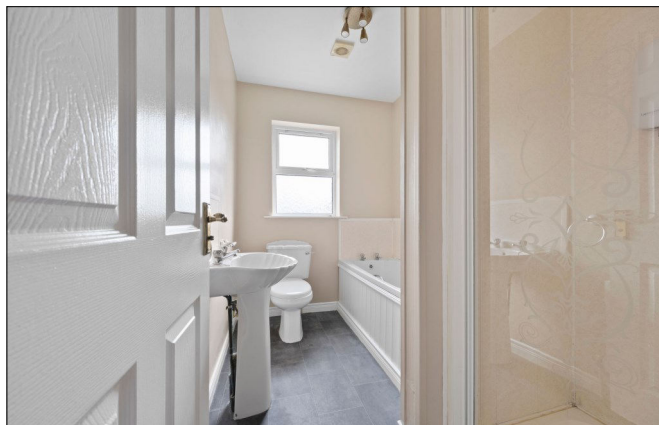
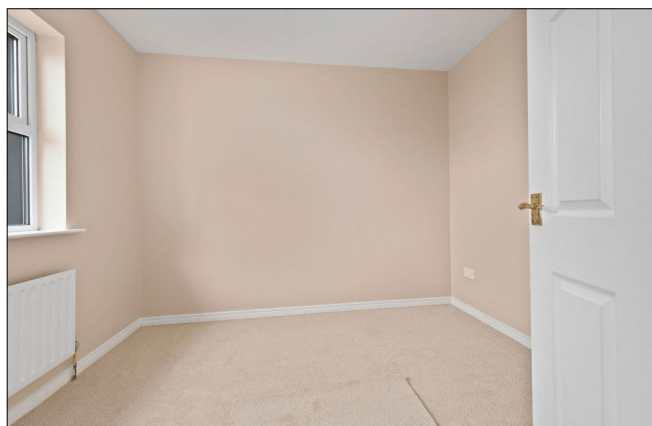
**Bedroom 2:**

10'4 x 8'9



**Bedroom 3:**

9'9 x 8'2



**Bathroom:**

With white suite comprising w.c., wash hand basin with PVC splashback, PVC cladded walk in shower cubicle with electric shower, PVC surround panelled bath and extractor fan.

**EXTERIOR FEATURES:**

Screened driveway leading to front and side of property. Garden to front is laid in lawn. Garden to rear is fully enclosed and laid in lawn with paved patio area. Concrete path surrounding the property. Additional garden to side is laid in lawn and fully fenced in with screened area and garden shed. Light to front and rear. Tap to side.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Cul De Sac Location
- \*\* Detached Bungalow

**TENURE:**

TBC

**CAPITAL VALUE:**

£105,000 (Rates: £1,119.00 p/a approx.)

