

A delightful and beautifully well maintained three bedroom semi-detached house in the ever popular residential area of Magheraboy Avenue. Extending to approximately 1087 square feet of living space, this fine home was built circa 2018. Internally, the property has well laid out accommodation and is in excellent decorative throughout offering a neutral internal decor and would be suitable to a wide spectrum of potential purchasers in this beautiful part of the North Antrim coastline. Externally the property benefits from fully enclosed garden to rear. Located in the popular seaside resort of Portrush, the property benefits from being on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and an excellent choice of well known restaurants. The West Strand Beach is close by. The selling agent strongly recommends early internal appraisal.

Travelling out of Portrush on the main Coleraine Road, take your second left after the petrol station into Magheraboy Avenue and turn right at the t junction. Number 73 will be located by turning left at the top of the drive and following the road along to the last cul de sac on the right hand side. No. 73 will be facing you.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

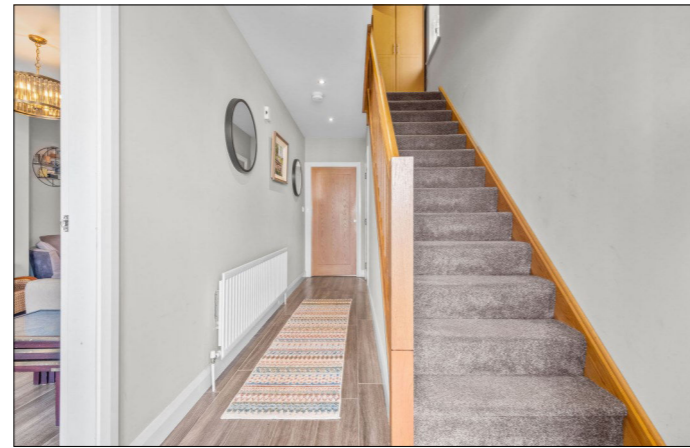
6'10 wide with recessed lighting and tiled floor.

Separate W.C.:

With wash hand basin with tiled splashback, extractor fan and tiled floor.

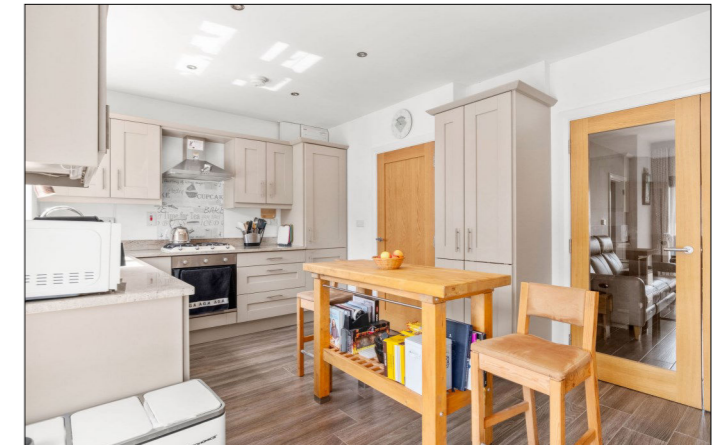
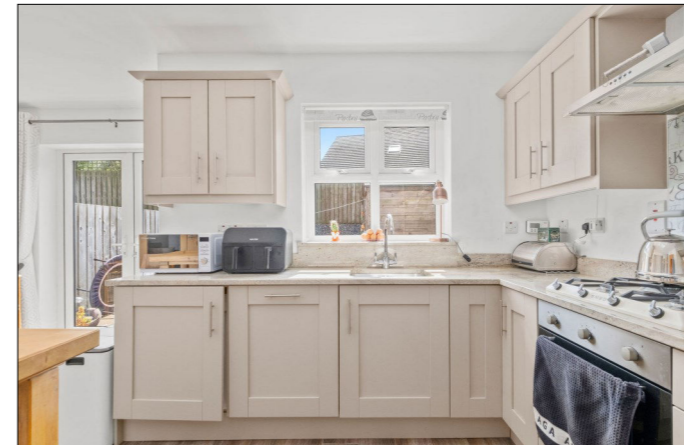
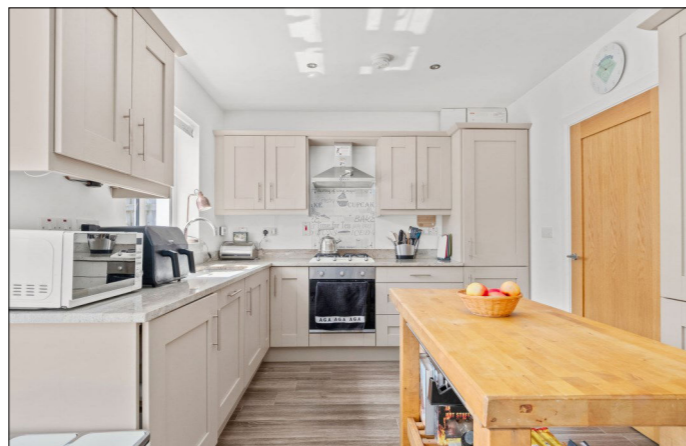
Lounge: 19'4 x 10'10

With recess for log burner with slate hearth, tiled floor and French doors leading to:



Kitchen/Dining Area:

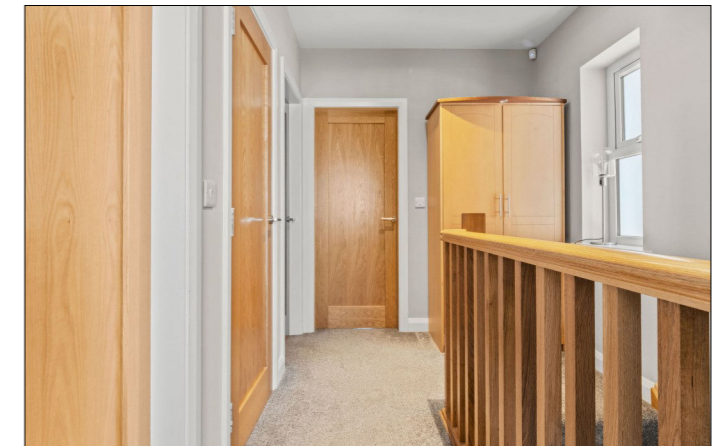
With single drainer stainless steel sink unit set in granite worktops and upstands, high and low level built in units, integrated 'Smeg' gas hob, integrated oven, stainless steel extractor fan above, integrated fridge freezer, dishwasher and washing machine, additional fridge freezer, saucepan drawers, recessed lighting, tiled floor and PVC French doors leading to rear garden. 18'1 x 14'8



FIRST FLOOR:

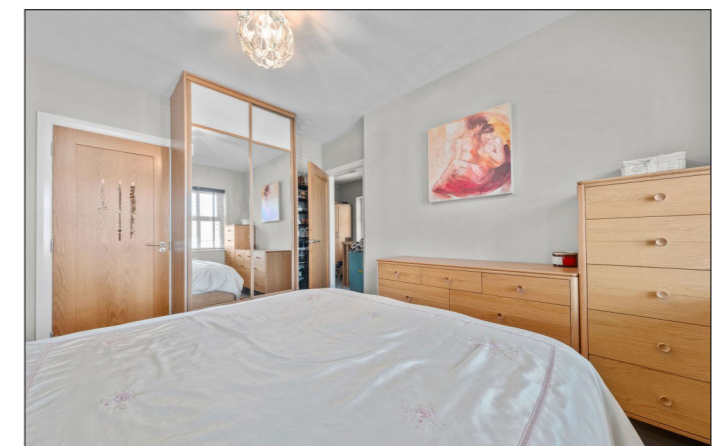
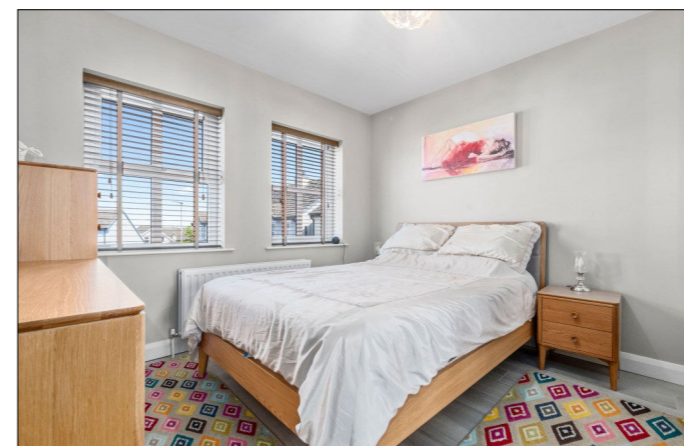
Landing:

With hot press, access to roof space and recessed lighting.

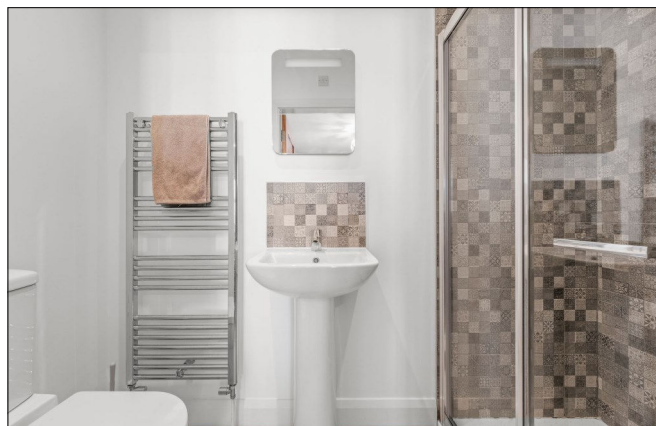


Bedroom 1:

With built in mirrored slide robes and laminate wood floor. 12'1 x 10'2



Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, heated towel rail, recessed lighting, extractor fan and tiled floor.



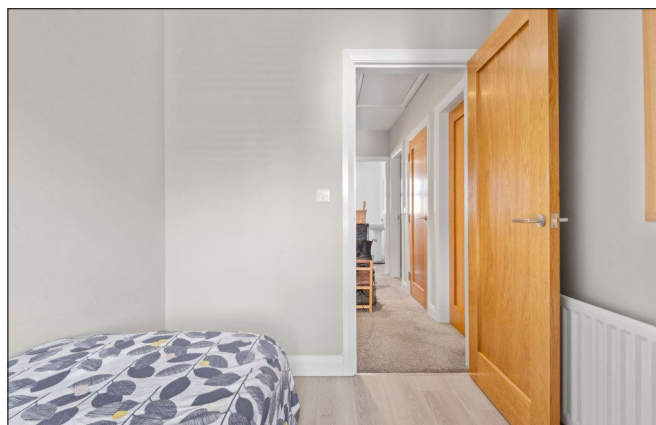
Bedroom 2:

With laminate wood floor. 12'7 x 10'10



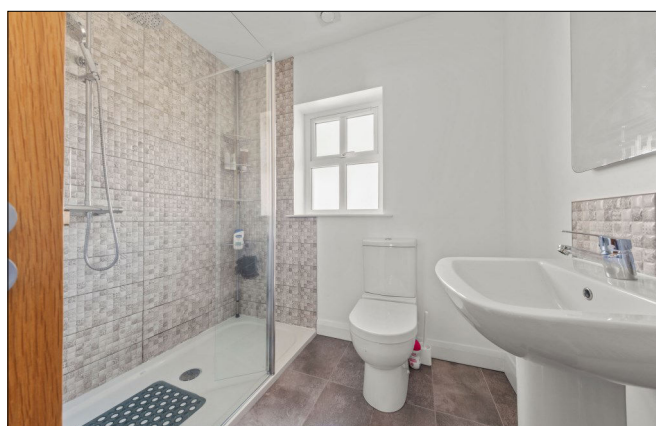
Bedroom 3:

With laminate wood floor. 9'0 x 6'10



Shower Room:

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, heated towel rail, recessed lighting, extractor fan and tiled floor.



EXTERIOR FEATURES:

Garden to rear is fenced in with extensive paved patio area. Screened slope. Light to front and rear. Tap and shed to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Decorative Order
- ** Burglar Alarm

TENURE:

tbc

CAPITAL VALUE:

£160,000 (Rates: £1637.00 p/a approx.)

