



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

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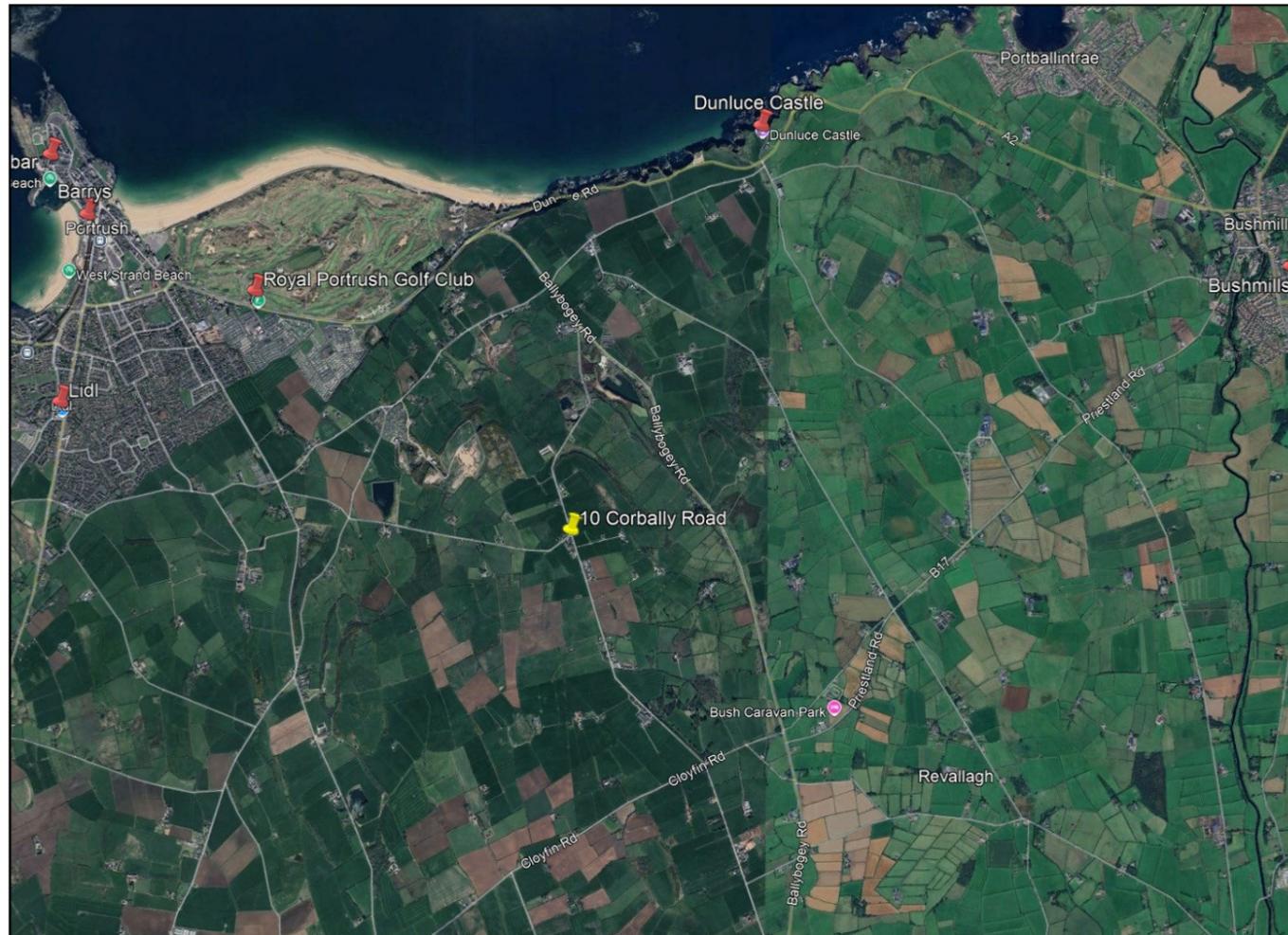
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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	66 D
39-54	E		
21-38	F		
1-20	G		

## PORTRUSH/COLERAINE

10 Corbally Road

BT52 2LZ

Offers Over £349,500

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This is a delightful three bedroom bungalow constructed circa 2000 and extending to approximately 1560 sq. ft of living space. Offering a great specification and designed in modern style, the fine home is presented and decorated to a great standard right through. Externally the property sits on a generously proportioned site and benefits from a decent sized garage. Convenient to all the triangle towns, the property is less than three miles (approx.) from the Whiterocks Beach and Royal Portrush Golf Club. Viewing is highly recommended.

Passing the Mill Strand Integrated School on the Ballywillan Road in Portrush, you will come to a crossroads with a church and graveyard on your right hand side. Proceed through these crossroads and the Corbally Road will be the second road on the left. Proceed along this road and No. 10 will be on your right hand side before you come on to the Ballyhome Road.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

5'10 wide with hot press, cloaks cupboard, corncicing, dado rail, access to roof space and laminate wood floor.

**Lounge: 17'11 x 11'5**

With recessed log burner (installed 2022) with wood mantle and tiled hearth. Double glass fold doors leading to:



**Sun Room: 12'10 x 11'11**

With feature pitched ceiling, 'Velux' window, tiled floor and PVC French doors leading to rear garden.



**Kitchen: (Newly Fitted in 2019)**

With composite single drainer sink unit, high and low level built in units with tiling between, space for 'Flavel' range, black extractor fan above and tiled splashback, space for American style fridge freezer, plumbed for automatic dishwasher, saucepan drawers, two larder cupboards, vertical



**Utility Room:**

With high and low level built in units, plumbed for automatic washing machine, space for tumble dryer, space for fridge, PVC clad walls, PVC panelled ceiling, laminate wood floor and pedestrian door. 8'9 x 7'4



**Bedroom 1:**

With laminate wood floor. 15'11 x 10'9

**Ensuite** off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, half tiled walls, extractor fan and tiled floor.



### Bedroom 2:

With built in slide robes and laminate wood floor. 14'4 x 10'9

**Ensuite** off with w.c., wash hand basin, PVC cladded walk in shower cubicle with rainfall mains shower head and additional telephone hand shower, built in storage unit, recessed lighting in PVC panelled ceiling, heated towel rail, extractor fan and tiled floor.



### Bedroom 3:

With laminate wood floor. 15'1 x 10'1



### Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback and storage below, telephone hand shower over bath with tiled surround, fully tiled walk in shower cubicle with mains rainfall shower head with additional telephone hand shower, heated towel rail, PVC sheeted ceiling, extractor fan and tiled floor.



### **EXTERIOR FEATURES:**

Garden to rear is laid in lawn and fenced in with concrete patio and screened areas. Two taps to rear and two electric points. Light to front, rear and side. Detached double garage 24'6 x 17'0 with light and power points with roller door.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating With Pressurised System (Installed 2023)
- \*\* PVC Double Glazed Windows (Installed in 2021 & Sunroom Has Triple Glazed)
- \*\* Detached Double Garage
- \*\* Attractive Sun Room
- \*\* Composite Front & Rear Doors

### **TENURE:**

Freehold

### **CAPITAL VALUE:**

£175,000 (Rates: £1790.25 p/a approx.)



