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consultation appointment,
please contact
Armstrong Gordon on
028 7083 2000

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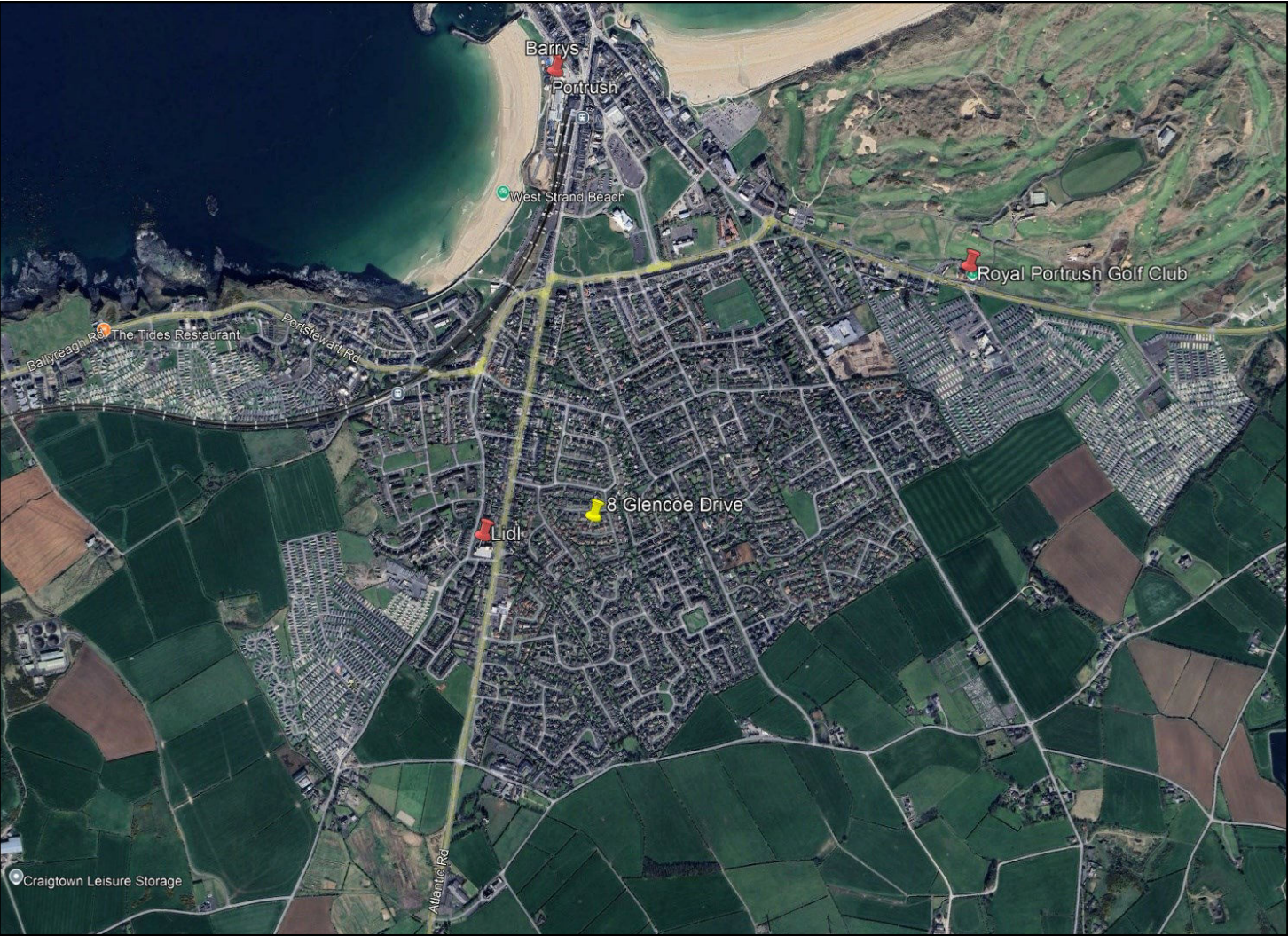
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**ARMSTRONG
GORDON**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		50 E
21-38	F	25 F	
1-20	G		

PORTLUGH

8 Glencoe Drive

BT56 8SD

Offers Over £245,000

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A delightful three bedroom detached bungalow extending to circa 900 Sq. Ft of living space. Internally the property has been well maintained by the current vendor and offers well laid out and spacious living accommodation throughout but would require modernisation. Located just off the main Coleraine Road into Portrush, the property was constructed in the late 1980's and enjoys being situated within a cul de sac setting amongst 14 other detached bungalows. Located within a mainly residential mature area, the property also benefits from being within close convenience to the Hillside Filling Station, Post Office and shops. Externally the property benefits from a fully enclosed rear garden and well maintained lawns. This fine home represents an excellent opportunity for those acquiring a home in a comfortable living environment within an excellent location. Approaching Portrush on the Coleraine Road, take your second right after the Hillside Filling Station into Vale Road. Take your second right into Vale Park, second right again into Glencoe Drive and No. 8 will be the second bungalow situated on your right.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:
3'11 wide with dado rail.

Entrance Hall:
3'11 wide with hot press, dado rail and access to roof space.

Lounge:
With mahogany surround fireplace with tiled inset, hearth and dimmer control panel. 14'11 x 14'1



Kitchen/Dining Area:
With single drainer stainless steel sink unit, high and low level units with tiling between and tiled splashback, space for fridge, space for cooker, extractor fan above, plumbed for automatic dishwasher, corner shelving, drawer bank, tiled floor and pedestrian door leading to rear garden. 18'3 x 13'9



Bedroom 1:
With dimmer control panel. 10'8 x 10'3



Bedroom 2:
11'0 x 9'9



Bedroom 3:
11'1 x 8'9



Bathroom:
With coloured suite comprising w.c., wash hand basin with storage below, PVC clad walk in shower cubicle with electric shower, bath and fully tiled walls.

EXTERIOR FEATURES

Concrete driveway leading to detached garage 16'11 x 11'10 with light, power points, plumbed for automatic washing machine, space for tumble dryer, boiler, electrically operated roller door and pedestrian door leading to garden.

SPECIAL FEATURES

- ** Oil Fired Central Heating
- ** Hardwood Double Glazed Windows
- ** Separate Garage
- ** Popular Residential Cul De Sac Location

TENURE

Freehold

CAPITAL VALUE

£130,000 (Rates: £1329.90 p/a approx.)

