



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

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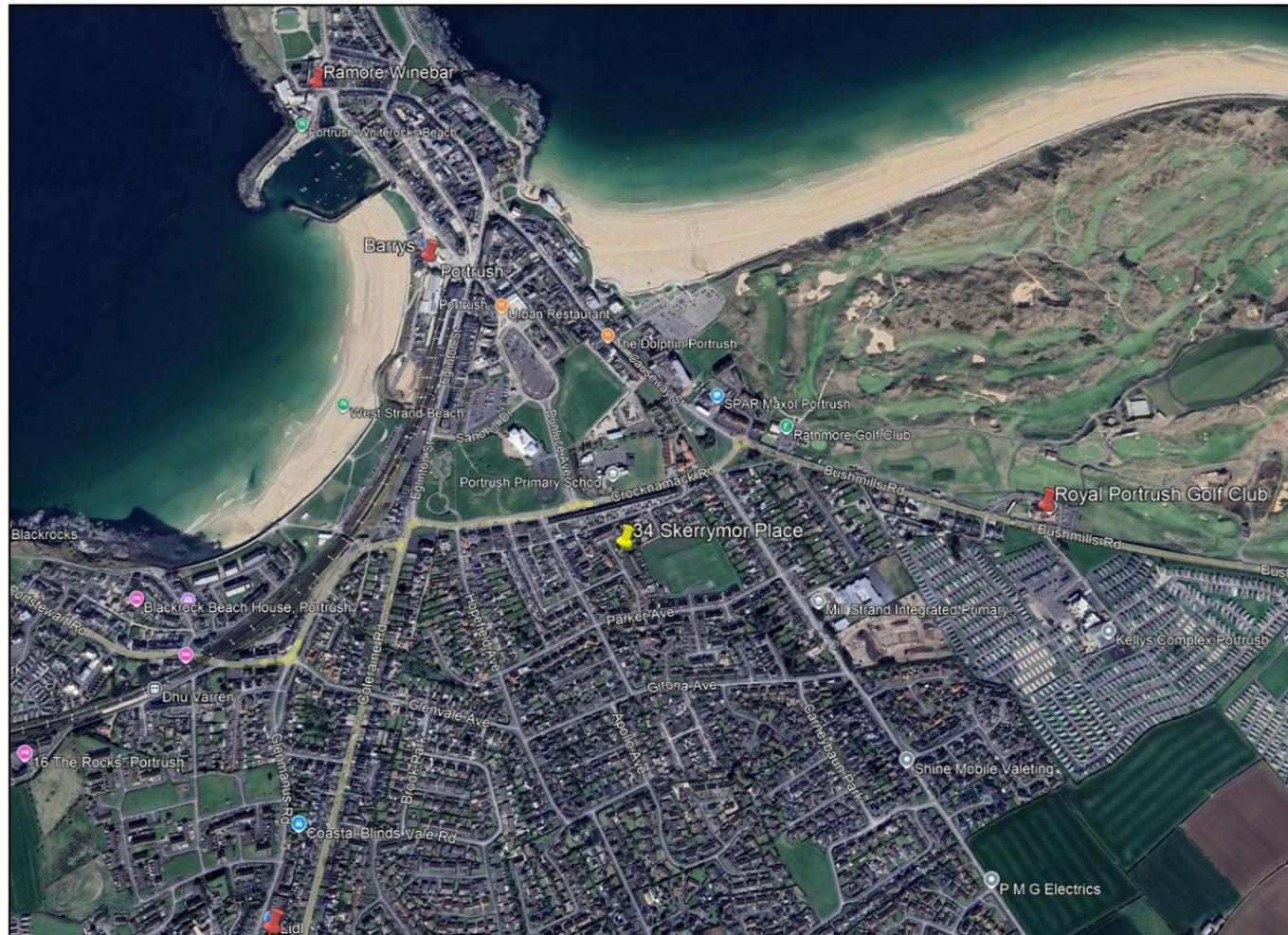
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ARMSTRONG GORDON



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

PORTRUSH

34 Skerrymor Place

BT56 8JS

Offers Over £139,500

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Situated within a quiet and well-established residential area of Portrush, this superb two bedroom ground floor apartment has been fully renovated throughout to provide stylish, modern living with the rare benefit of both spacious front and rear private gardens. Finished to an excellent turnkey standard, the property offers bright, well-proportioned accommodation ideal for first-time buyers, downsizers, holiday home purchasers or investors alike. The recent refurbishment ensures little to no additional spend, allowing the new owner to move straight in and enjoy. Internally, the apartment comprises a welcoming entrance hall, a generous lounge filled with natural light, a contemporary fitted kitchen with ample dining space, two well-sized bedrooms, and a modern bathroom finished with quality fixtures and fittings. Tasteful décor and new flooring throughout create a fresh, comfortable home. Externally, the property truly stands out. The spacious front garden provides excellent kerb appeal and privacy, while the enclosed rear garden offers a superb area for relaxing, entertaining or gardening — a rare feature for an apartment and perfect for families or pet owners.

Coming from the Ballywillan Road into Parker Avenue, take your first right into Skerrymore Place and no. 34 is on your right hand side

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

2'11 wide with wood panelled walls and tiled floor.

Entrance Hall:

3'2 wide with hot press, recessed lighting and solid wood floor.

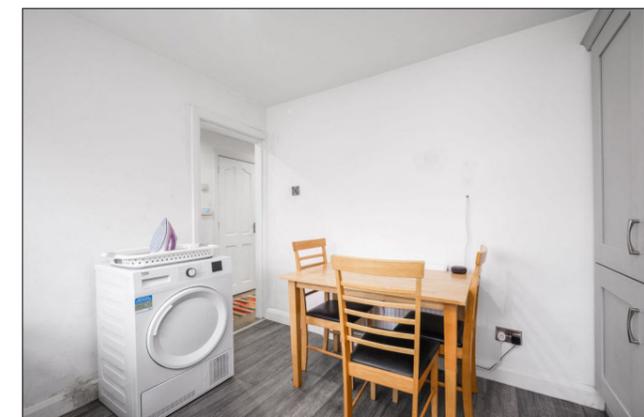
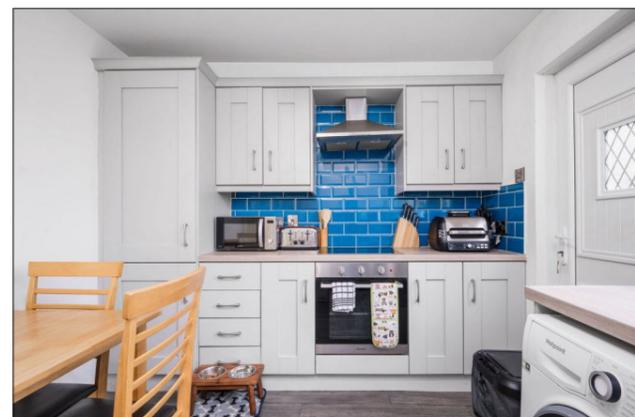
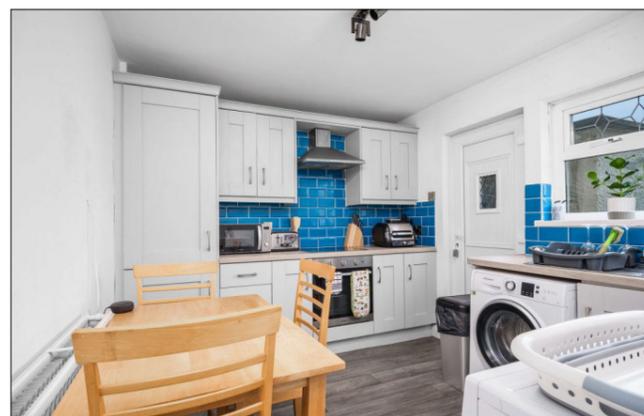
Lounge:

With solid wood fireplace with cast iron inset, tiled hearth, solid wood floor, recessed lighting in suspended illuminated ceiling and dimmer control panel. 13'10 x 10'8



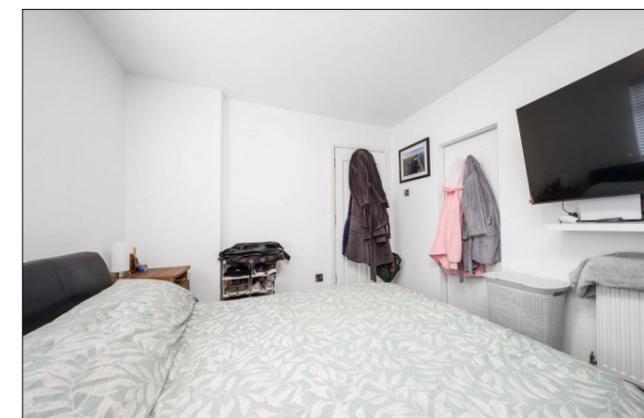
Kitchen:

With single drainer stainless steel sink unit, high and low level units with tiling between, integrated fridge freezer, integrated ceramic hob and stainless steel 'Indesit' oven, stainless steel extractor fan above, tiled splashback, plumbed for automatic washing machine, plumbed for dishwasher and pedestrian door leading to rear garden. 10'8 x 9'1



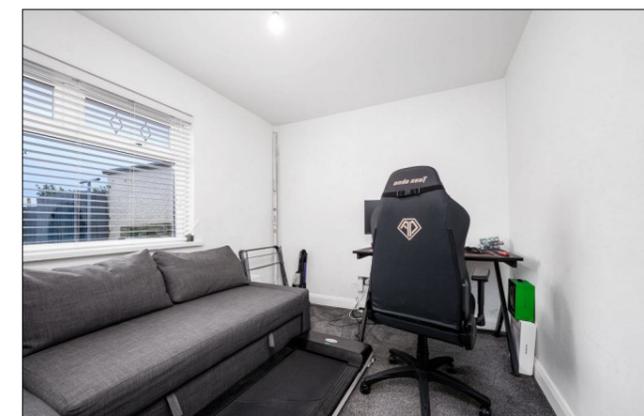
Bedroom 1:

With built in storage cupboard and dimmer control panel. 13'4 x 9'8



Bedroom 2:

10'7 x 8'8



Bathroom:

With white suite comprising w.c., wash hand basin, mains shower over bath, fully tiled walls, heated towel rail, tiled floor and extractor fan.

EXTERIOR FEATURES

Garden to rear is fully enclosed and laid in lawn. Tool shed to rear. Garden to front is laid in lawn with established hedging. Light and tap to rear.

SPECIAL FEATURES

- ** Oil Fired Central Heating (Brand New Heating System)
- ** PVC Double Glazed Windows
- ** Generous Private Back Garden
- ** Ideal For First Time Buyer, Holiday Home Or Investment Property

TENURE

Leasehold

CAPITAL VALUE

£58,000 (Rates: £593.00 p/a approx.)

