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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		66 D
39-54	E	53 E	
21-38	F		
1-20	G		

PORTRUSH

21 Apollo Avenue

BT56 8HH

Offers Over £395,000

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This impressive home is an attractive and beautifully maintained four-bedroom detached bungalow, tucked away on a tranquil cul-de-sac within one of Portrush's desirable residential areas. Presented in excellent decorative order throughout, the property immediately impresses with its sense of space and natural light. The generous kitchen and dining area forms the heart of the home, featuring three roof windows and opening through French doors to a bright conservatory overlooking the rear garden—an ideal setting for both family living and relaxed entertaining. Ideally positioned, the property is approximately a 20 minute walk from the harbour, sandy beaches, renowned restaurants and championship golf courses for which Portrush is internationally known. Portrush Integrated Primary School is also within a convenient 10 – minute walk. Combining peaceful surroundings with easy access to the vibrant coastal amenities, this home will appeal equally as a stylish family residence, an exclusive holiday retreat or a comfortable retirement home in one of the most sought-after locations along the North Coast. Early internal viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

21 Apollo Avenue is located here:

https://maps.app.goo.gl/D2cFjxY2WZ7Nukp26?g_st=ipc

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

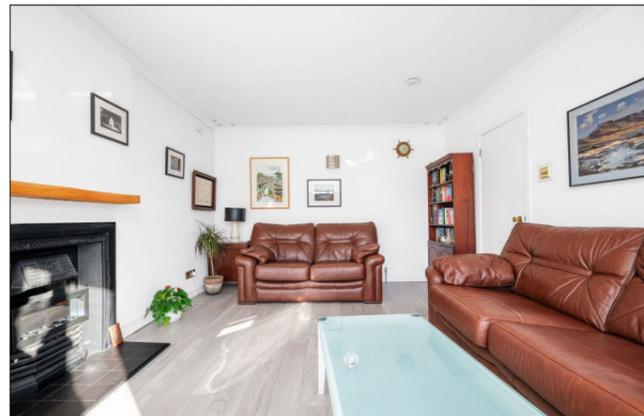
5'4 wide with part glass panel PVC front door and Amtico floor.

Entrance Hall:

5'4 wide with hot press, recessed lighting, access to roof space and laminate wood floor.

Lounge:

With cast iron recessed fireplace with oak mantel and tiled hearth, coving, recessed lighting and laminate wood floor. The fireplace is fitted with a coal-effect gas fire. 18'4 x 12'0



Utility Room:

With single drainer stainless steel sink unit, high and low level built in units with tiling above, plumbed for automatic washing machine, space for tumble dryer, space for freezer and extra fridge. 8'10 x 7'11



Kitchen/Dining Area:

With single drainer stainless steel sink unit set in worktops and upstands, high and low built in units, integrated fridge, integrated double eye level oven, gas hob with glass splashback, stainless steel extractor fan above, integrated dishwasher, saucepan drawers, additional low level units with upstands, larder cupboard and breakfast bar. The floor is Karndean throughout the kitchen dining area. Three skylights along with glass doors, glass panels to the hallway, plus French doors to the conservatory create a bright airy space. All appliances are Hotpoint. 26'3 x 11'8



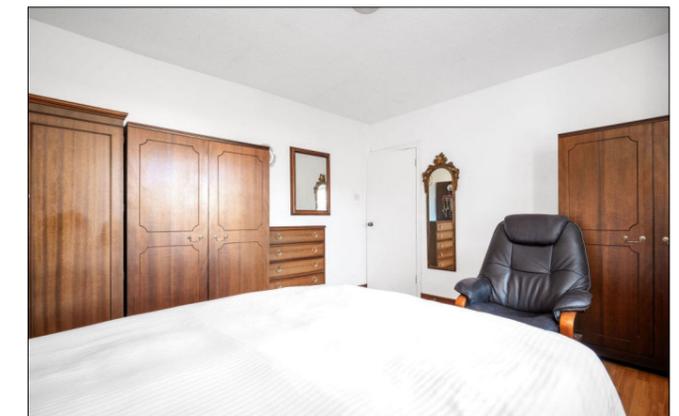
Conservatory:

With tiled floor and pedestrian door leading to rear garden. 12'5 x 9'2



Bedroom 1:

With laminate wood floor. 13'5 x 11'1



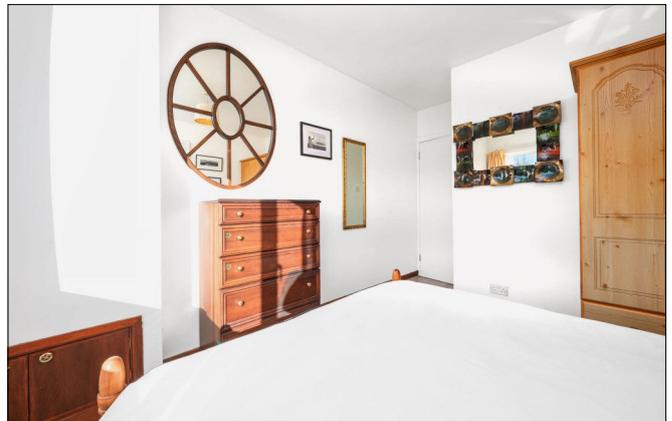
Bedroom 2:

With two fitted wardrobes and laminate wood floor. 13'10 x 11'9



Bedroom 3:

With laminate wood floor. 12'2 average x 9'11



Bedroom 4:

With fitted wardrobes and laminate wood floor. 13'5 x 9'4



Bathroom 1:

With white suite comprising w.c., wash hand basin, fully PVC clad walk in shower cubicle with electric shower, PVC clad walls, telephone hand shower over corner bath, PVC sheeted ceiling, heated towel rail, extractor fan and recessed lighting.



Bathroom 2:

With white suite comprising w.c., wash hand basin with storage below, fully tiled walk in shower cubicle with electric shower, tiled recessed shelf, heated towel rail, fully tiled walls, recessed lighting, extractor fan and tiled floor.



EXTERIOR FEATURES:

Tarmac driveway leading to garage with roller door, light and power points and boiler. Garden to rear is fenced in and laid in lawn with concrete patio area and established plants, trees and shrubbery. Shed, light and tap to rear. Garden to front is laid in lawn with selection of plants.

SPECIAL FEATURES:

- ** Oil Fired Central Heating (New Grant Condenser Boiler 2022)
- ** PVC Double Glazed Windows & Doors (New in 2022)
- ** Hardwood Double Glazed Windows in Conservatory
- ** Cavity Wall Insulation Throughout (New in 2022)
- ** Detached Garage
- ** Excellent Decorative Order
- ** Parking For Three Vehicles in The Driveway

TENURE:

Freehold

CAPITAL VALUE:

£190,00 (Rates: £1944 p/a approx.)



