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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	68 D
39-54	E		
21-38	F		
1-20	G		

## PORTLOUGH

21B Glenmanus Village

BT56 8HX

Offers Over £245,000

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A delightful three bedroom detached house constructed circa 2005 and extending to approximately 1227 sq. ft of internal living space. The property is very well presented throughout and is finished to a lovely standard. The property itself lies within proximity to a Lidl supermarket, Hillside Filling Station and shops, West Strand Beach and Dhu Varren railway stop. 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. This home is sure to create instant interest to a wide spectrum of potential purchasers. The selling agent strongly recommends early internal inspection.

Approaching Portrush on the Coleraine Road take your first left after the Hillside Filling Station onto Glenmanus Road, Lidl will be on the corner on your right. Turn left onto Glenmanus Road and then immediately right into what looks like a lane which will lead you into Glenmanus Village. Take your next left and No 21B will be located on your left hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Porch:**

5'8 wide with laminate wood floor. Glass panel door through into:

**Entrance Hall:**

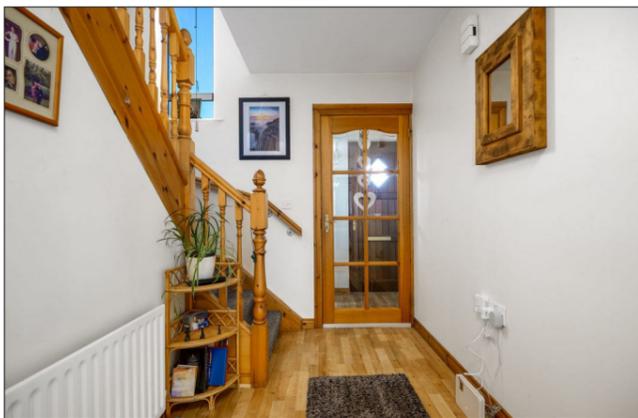
5'7 wide with cloaks cupboard and laminate wood floor.

**Separate W.C.:**

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

**Lounge:**

With wood surround fireplace with cast iron inset, tiled hearth and recessed lighting. 16'5 x 13'8



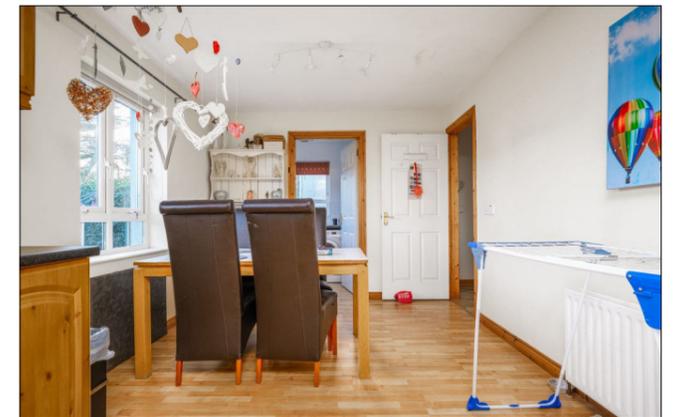
**Kitchen/Dining Area:**

With single drainer stainless steel sink unit, integrated low level built in units with tiling between, space for fridge freezer, space for cooker, extractor fan above and tiled splashback, drawer bank, wine rack, shelving, recessed lighting and laminate wood floor. 19'6 x 9'8



**Utility Room:**

With single drainer stainless steel sink unit, low level built in units with tiling above, plumbed for automatic washing machine, space for tumble dryer, extractor fan, boiler, laminate wood floor and pedestrian door to rear garden. 7'3 x 5'5



**FIRST FLOOR:**

**Landing:**

With hot press and access to roof space

**Bedroom 1:**

12'5 x 11'8

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



**Bedroom 2:**

12'4 x 11'10



**Bedroom 3:**

10'9 x 9'1



**Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, bath with tiled surround, half tiled walls, recessed lighting, 'Velux' window and extractor fan.



**EXTERIOR FEATURES:**

Screened driveway leading to side of property and parking to front. Garden to front is laid in lawn with established plants and shrubs. Elevated decked area. Garden to rear is fenced with paved patio set in stoned area. Light to front and rear. Tap to rear.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Very Good Order Throughout
- \*\* Excellent Location With Proximity To West Strand Beach & Dhu Varren Railway Stop

**TENURE:**

Freehold

**CAPITAL VALUE:**

£150,000 (Rates: £1,535 p/a approx.)

