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ARMSTRONG GORDON



ARMSTRONG GORDON & Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	52 E	
21-38	F		
1-20	G		

PORTRUSH

78 Coleraine Road

BT56 8HN

Offers Over £425,000

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Situated on the highly sought after Coleraine Road in the heart of Portrush, this delightful four bedroom detached house offers beautifully presented family accommodation. Finished to an exceptional standard throughout, the property is in excellent condition. Internally, the home provides bright, spacious and well proportioned living accommodation, perfectly suited to modern family living. The welcoming entrance hall leads to a generous lounge, stylish contemporary kitchen with dining area, and versatile reception space ideal for entertaining or relaxing. The four bedrooms offer ample accommodation, while the bathrooms have been finished with quality fittings and tasteful décor. Externally, the property enjoys a southwest facing rear garden, perfectly positioned to capture afternoon and evening sunshine, ideal for outdoor dining, family enjoyment, or simply unwinding in a private setting. Located along the ever popular Coleraine Road, the property benefits from excellent convenience to local shops, schools, golf courses, coastal walks, and the many attractions of the stunning North Antrim Coast. With Portrush Harbour, world renowned beaches and superb transport links all within easy reach, this outstanding home offers the perfect blend of coastal living and modern comfort. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Approaching Portrush on the Coleraine Road from Coleraine, No 78 will be on your left hand side after Lidl.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

5'11 wide with glass door with glass panels and tiled floor.

Entrance Hall:

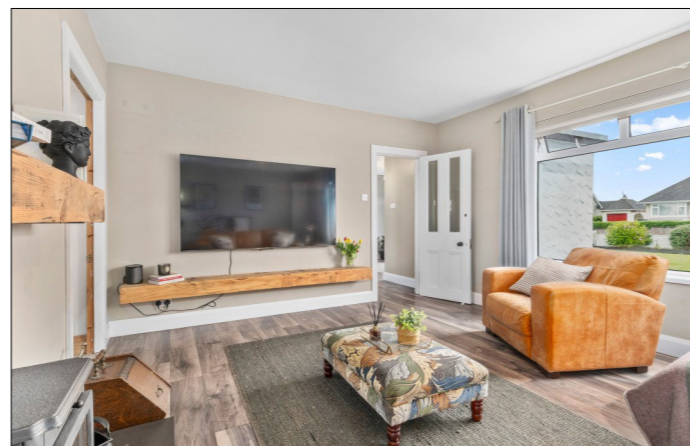
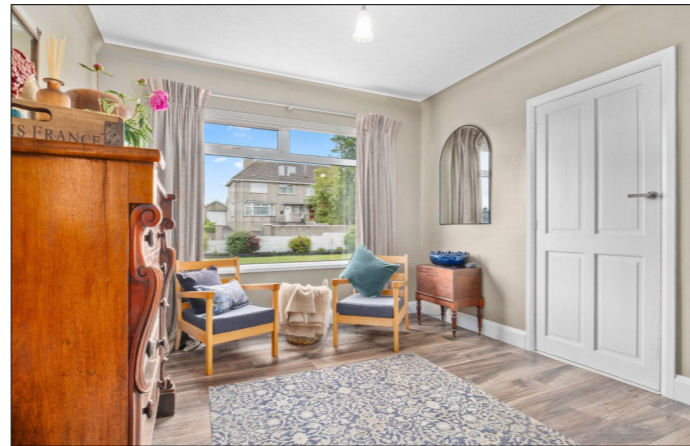
10'9 with coving and laminate wood floor.

Separate W.C.:

With wash hand basin set in vanity unit, under stairs storage, recessed radiator in wall, recessed shelf and tiled floor.

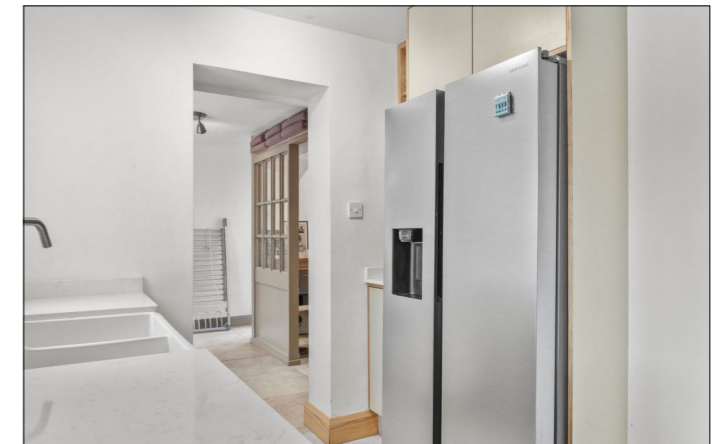
Lounge: 16'9 x 12'11

With recess for multi burner with wood mantle, tiled hearth, vertical radiator and laminate wood floor.



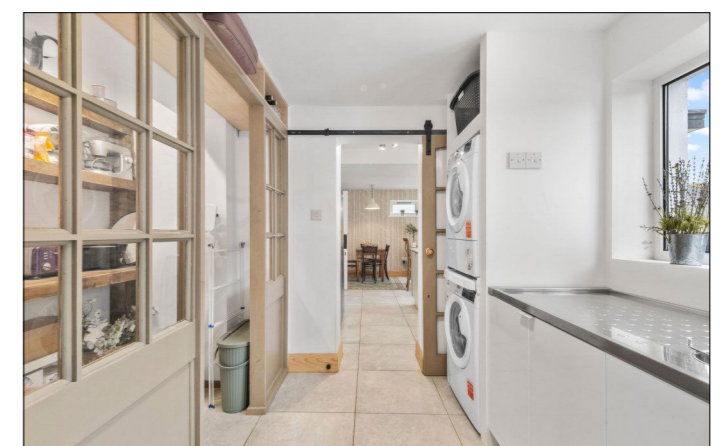
Kitchen/Dining Area: 17'6 x 12'11

With bespoke Plywood Kitchen comprising a double Belfast Sink set in 'Quartz' worktops with upstands, high and low level Birch Plywood built in units, space for gas 'Kenwood' range, concealed extractor fan, plumbed for American Style fridge freezer, saucepan drawers, matching island with recess for microwave, additional saucepan drawers, seating below, electric provisions, breakfast bar, vertical radiator, tiled floor and PVC sliding doors to the rear. Open plan through to:



Utility Room:

With undermount bowl and half single drainer stainless steel sink unit, 'Smeg' stainless steel worktop, low level built in units, stack system comprising plumbing for automatic washing machine, space for tumble dryer and tiled floor. 11'4 x 6'5



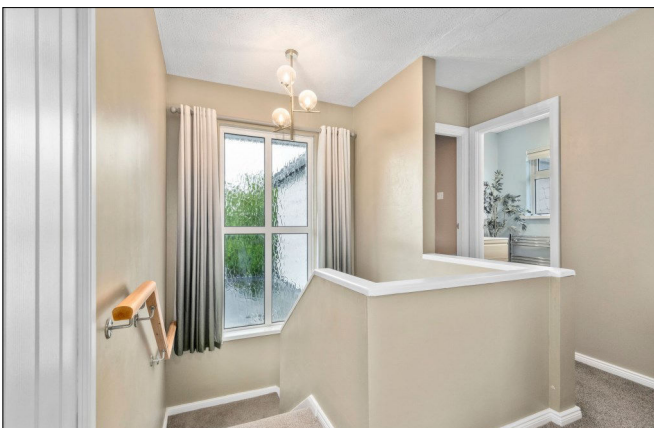
Walk In Larder:

With solid wood shelving and glass panels to side with over head storage. 7'8 x 4'7



Study / Bedroom 4:

With built in shelves and laminate wood floor. 7'6 x 4'7



FIRST FLOOR:

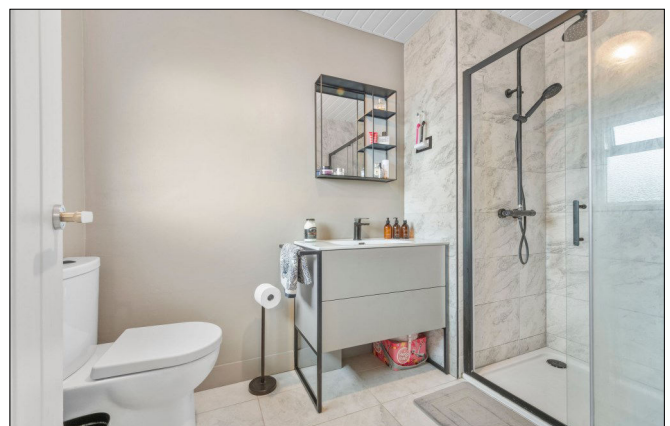
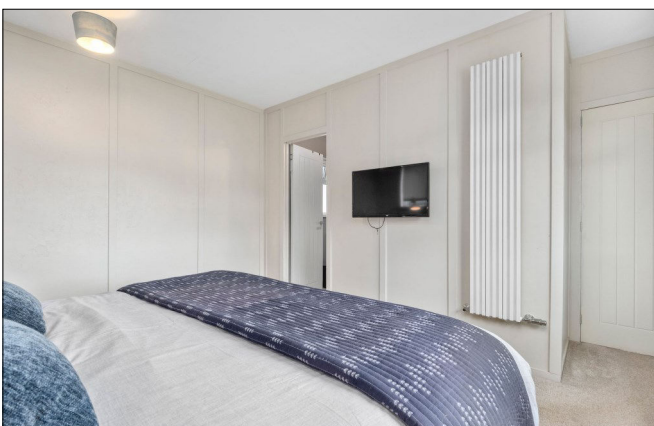
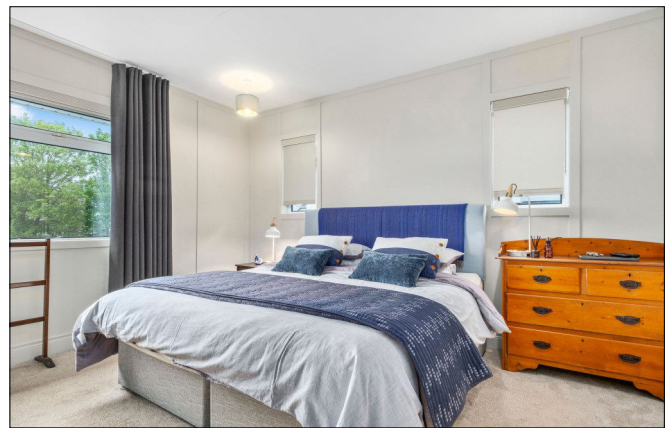
Landing:

With hot press, access to roof space and vertical radiator.

Bedroom 1:

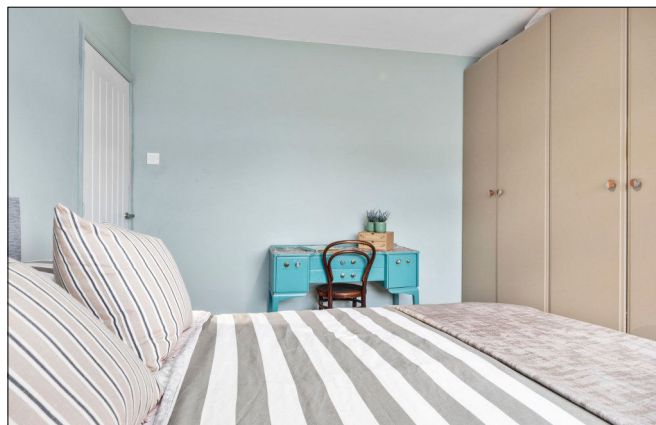
With fully panelled walls and vertical radiator. 13'1 x 11'11

Ensuite off with w.c., wash hand basin set in vanity unit with storage below, large fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower heated towel rail, part tiled walls, panelled ceiling and tiled floor.



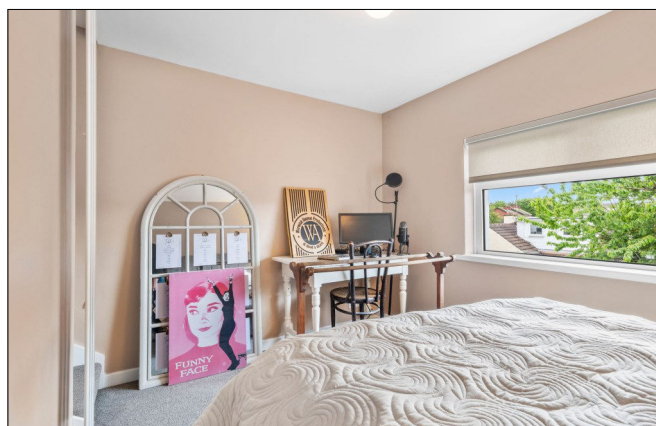
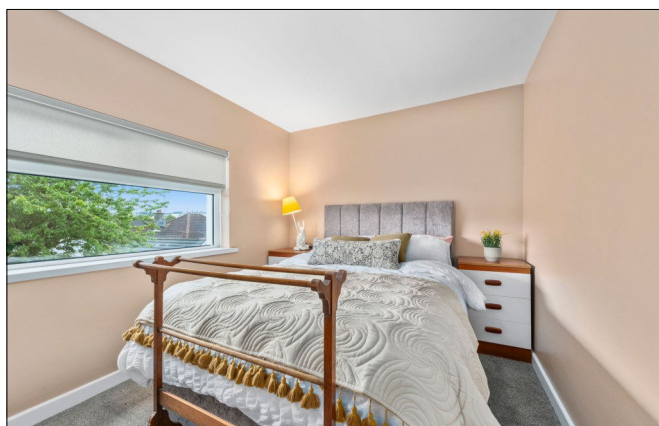
Bedroom 2:

With built in triple wardrobes. 11'10 x 10'9



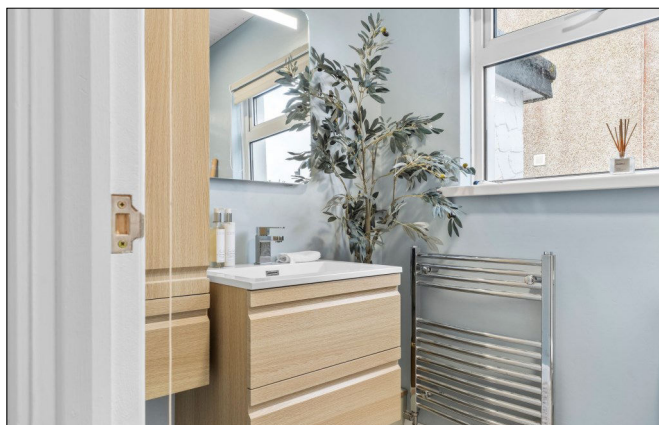
Bedroom 3:

With steps down into bedroom. 11'4 x 7'10



Shower Room:

With w.c., wash hand basin with storage below and illuminated mirror above, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, floating built in storage, heated towel rail and recessed shelving. 11'2 x 7'10



EXTERIOR FEATURES

Tarmac driveway leading to attached out house 9'8 x 8'11, with light and power points. Garden to front is laid in lawn with established shrubbery. Additional storage 10'7 x 9'9 with light and power points. Garden to rear is fenced enclosed with lawn sowed with elevated paved patio area. Lights to front and rear. Tap to rear.

SPECIAL FEATURES

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Outhouse To Rear
- ** New Heating System Approx. 3 Years

TENURE

TBC

CAPITAL VALUE

£150,000 (Rates £1,599 p/a approx.)

