



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

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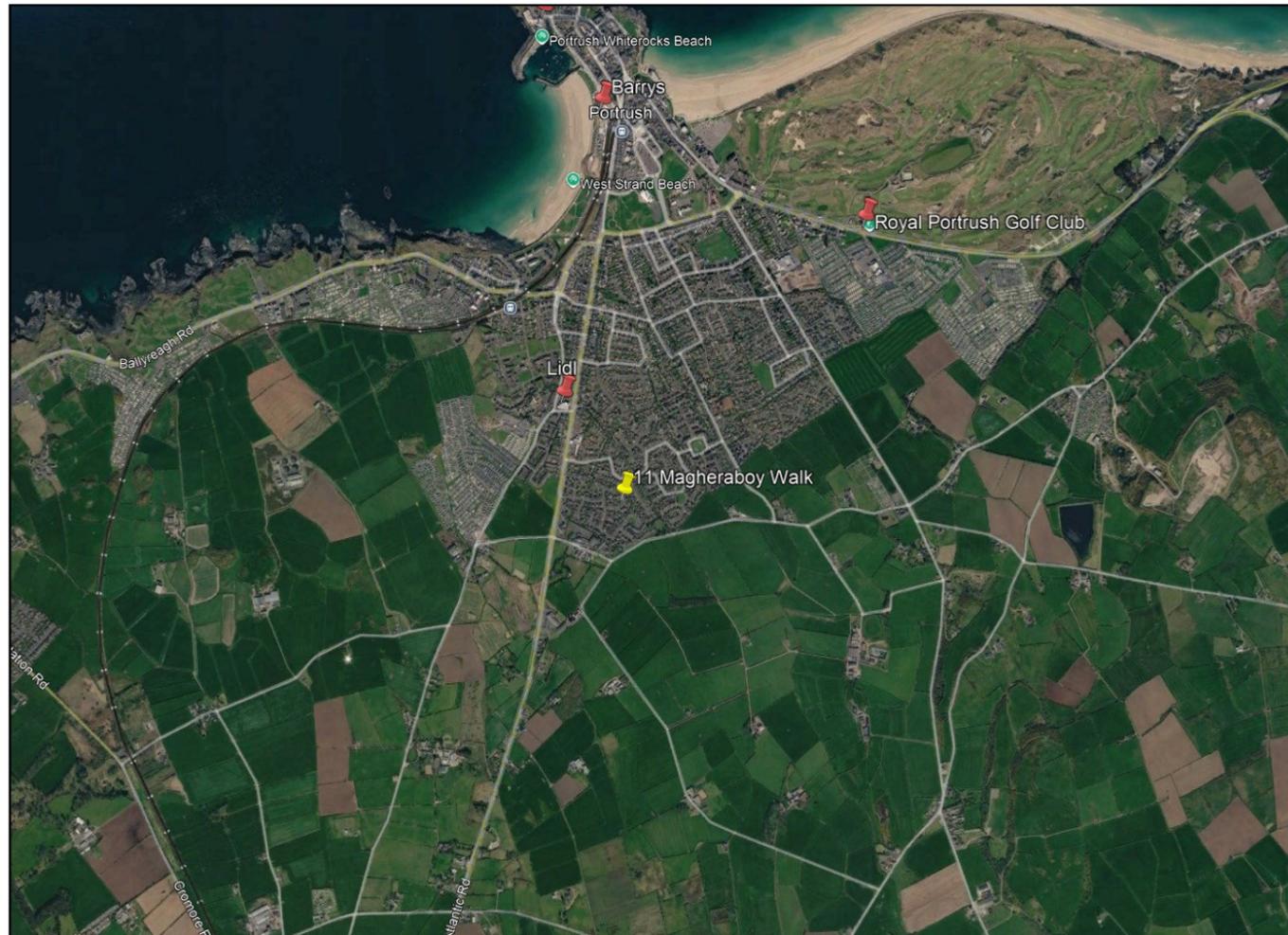
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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

PORTRUSH
11 Magheraboy Walk
BT56 8FZ
Offers Over £325,000

028 7083 2000
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A delightful and well maintained three bedroom detached bungalow in the ever popular residential area of Magheraboy. Extending to approximately 1000 square feet of living space, the property would have been built circa 2003 by Gemini Homes. Internally, the property has well laid out accommodation and is in good decorative throughout offering a neutral internal decor and would be suitable to a wide spectrum of potential purchasers in this beautiful part of the North Antrim coastline. Externally the property benefits from fully enclosed garden to rear. 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. The West Strand Beach is close by. The selling agent strongly recommends early internal appraisal. Travelling out of Portrush on the main Coleraine Road, take your second left after the petrol station into Magheraboy Avenue and turn right at the t junction. Take your next left into Magheraboy Walk, follow the road right around and No 11 will be located at the end on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

4'11 wide with cloaks cupboard, hot press, access to roof space and solid wood floor.

Lounge:

With recessed multi burner with slate hearth, recessed lighting and solid wood floor. 15'6 x 12'6



Kitchen/Dining Area: 17'9 x 12'1

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated 4 ring gas hob, integrated oven, extractor fan above, space for fridge freezer, glass display cabinets, shelving, drawer bank, recessed lighting, tiled floor and French doors leading to rear garden.



Utility Room:

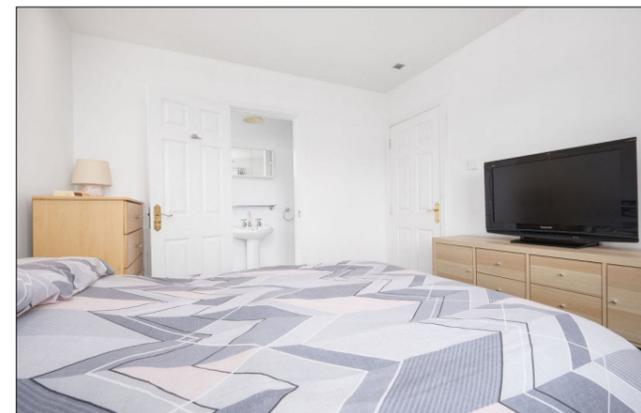
With single drainer stainless steel sink unit, low level built in units, plumbed for automatic dishwasher, boiler, tiled floor and pedestrian door leading to rear garden. 7'8 x 4'11



Bedroom 1:

With recessed lighting. 11'11 x 9'9

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, shaver point and tiled floor.



Bedroom 2:

12'6 x 9'9



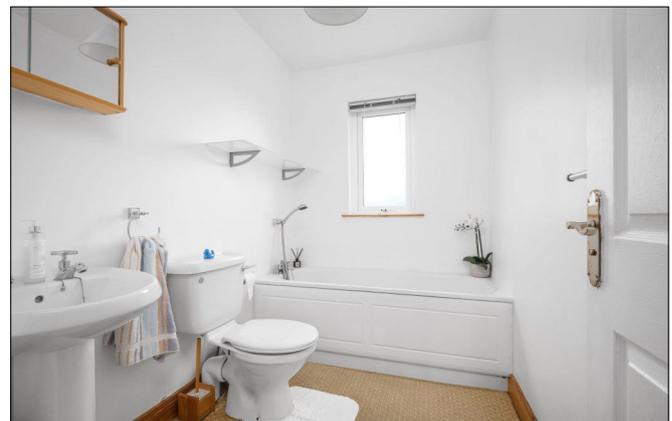
Bedroom 3:

With built in wardrobe with over head storage. 12'5 x 8'1



Bathroom:

With white suite comprising w.c., wash hand basin, telephone hand shower over bath and shaver point.



EXTERIOR FEATURES:

Garden to rear is laid in lawn and fully fenced in with paved patio area with established hedging and shrubbery. Paved pathway surrounding property. Shed to rear. Light to front and rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Cul De Sac Location
- ** Generous Garden To Rear

TENURE:

Freehold

CAPITAL VALUE:

£145,000 (Rates: £1483.00 p/a approx.)

