



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

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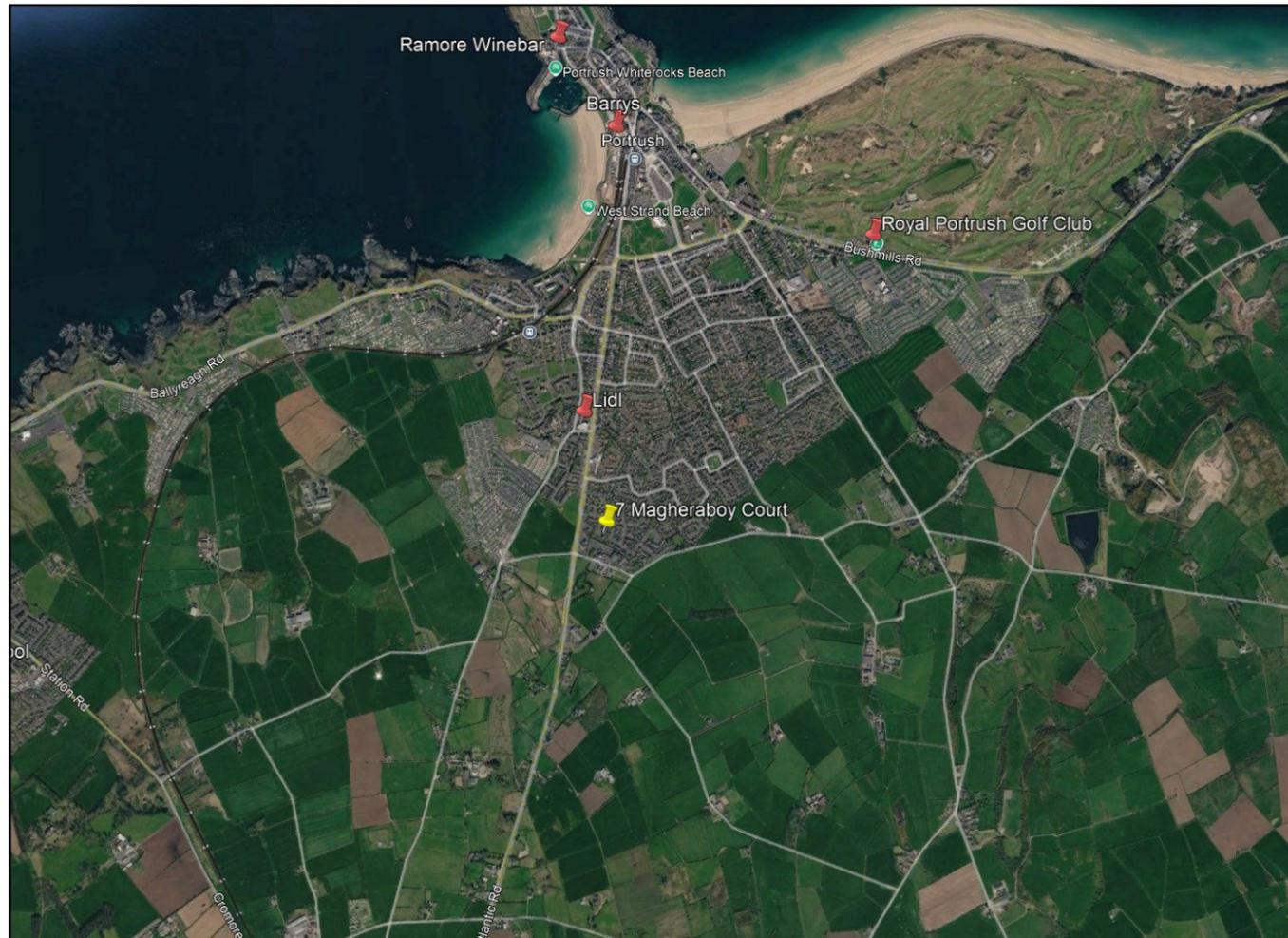
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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	51 E
21-38	F		
1-20	G		

PORTRUSH

7 Magheraboy Court

BT56 8GN

Offers Over £384,500

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A delightful and beautifully well maintained three/four bedroom detached chalet bungalow in the ever popular residential area of Magheraboy Avenue. Extending to approximately 1689 square feet of living space, this fine home was built circa 2001 and recently has had major refurbishment works carried out. Internally, the property has well laid out accommodation and is in excellent 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. The adaptable layout provides the option of utilising one of the additional living spaces as a fourth bedroom. Externally the property benefits from fully enclosed and very well maintained 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 Hillside Filling Station into Magheraboy Avenue. Take your second right into Magheraboy Court and No 7 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'2 wide with part panelled walls, under stairs storage cupboard, recessed lighting and Amtico Herringbone floor.

Separate W.C.:

With circular feature wash hand basin with storage below, brass tap, half tiled walls and Amtico Herringbone floor.

Lounge:

With recessed multi stove log burner with red brick surround and tiled hearth and Amtico Herringbone floor. Hard wired for surround sound speakers. 19'11 x 12'1



Snug/Office/Bedroom 3:

With part panelled walls and Amtico Herringbone floor. 10'5 x 9'10



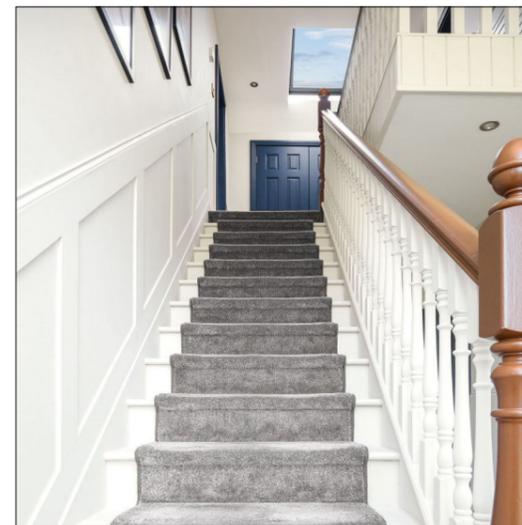
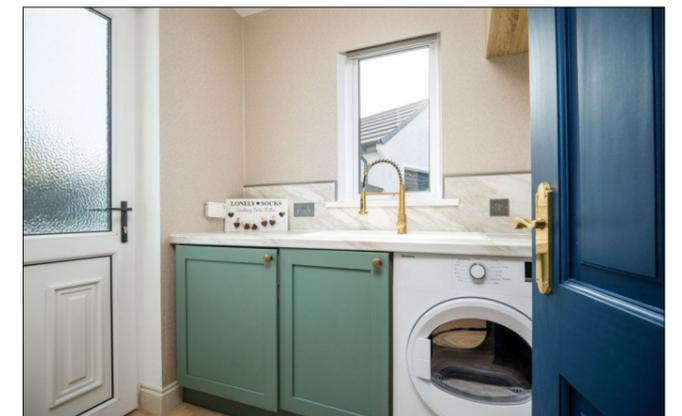
Open Plan Living/Kitchen/Dining Area: 22'5 x 14'4 (Please note the living area was previously bedroom 4)

With bowl and half single drainer sink unit with hose tap, high and low level built in units set in Quartz worktop and upstands, integrated ceramic hob with Quartz Splashback, integrated oven and microwave, integrated fridge freezer, recessed lighting in pelmets, larder cupboard, glass display cabinets, recessed lighting, dimmer control panel, saucepan drawers, Amtico Herringbone floor and PVC French doors leading to rear garden. Hard wired for surround sound speakers.



Utility Room:

With single drainer sink unit with hose tap, low level built in units set in Quartz Worktops and upstands, integrated washing machine, space for tumble dryer, Herringbone floor and pedestrian door leading to rear garden. Wi-Fi controlled heating system. 6'0 x 5'4



FIRST FLOOR:

Landing:

With double hot press, recessed lighting and 'Velux' window.

Bedroom 1:

16'7 x 9'10

Ensuite off with w.c., feature circular wash hand basin set in wood unit with storage below, fully tiled walk in shower cubicle with electric shower, half tiled walls, access to eaves, 'Velux' window, extractor fan and tiled floor.



Bedroom 2:

With access to eaves. 12'8 x 12'1



Bathroom:

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



EXTERIOR FEATURES:

Tarmac driveway leading to front and side of property with detached garage 20'6 x 11'5 with roller door, light and power points and boiler. Garden to rear is laid in lawn and fully fenced in with paved patio area. Additional paved patio area with lean to garden storage area with electric provisions. Light to front and rear. Tap to rear. Fully enclosed bin storage to side. Garden to front is laid in lawn with palm trees and shrubbery.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Detached Garage
- ** Excellent Decorative Order

TENURE:

Freehold

CAPITAL VALUE:

£200,000 (Rates: £2046.00 p/a approx.)



