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ARMSTRONG GORDON



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

PORTRUSH

58 Ballywillan Road

BT56 8JN

Offers Over £395,000

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A delightful and beautifully well maintained four bedroom semi detached house located in a very much sought after residential area of Portrush. Constructed only in circa 2014, internally the property has well laid out accommodation and is in excellent decorative throughout offering a neutral internal interior including modern kitchen and large central island and bathroom. This beautiful home would be ideally suited to a wide spectrum of buyers looking to move to this beautiful part of the North Antrim coastline. Externally the property benefits from well maintained gardens and patio area taking full advantage of afternoon and evening sun. Located in the popular seaside resort of Portrush, the property enjoys 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 selling agent strongly recommends early internal appraisal.

Leaving Portrush heading towards Coleraine on the Ballywillan Road, No 58 will be located on your right hand side opposite the entrance to Ballywillin Park.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

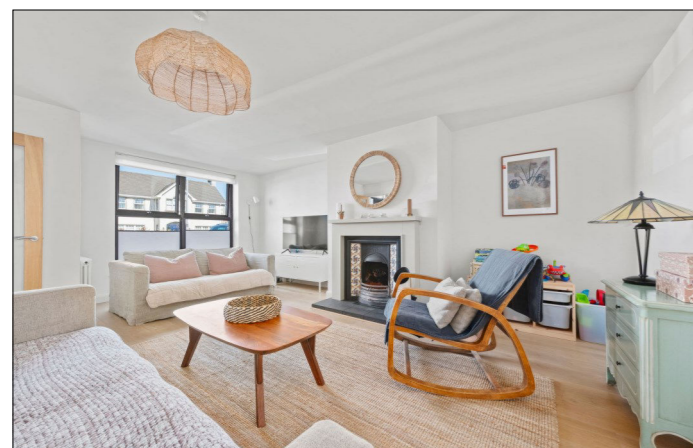
Entrance Porch:

6'7 wide with tiled floor, PVC front door with glass panel to side and glass panels to lounge.

Lounge:

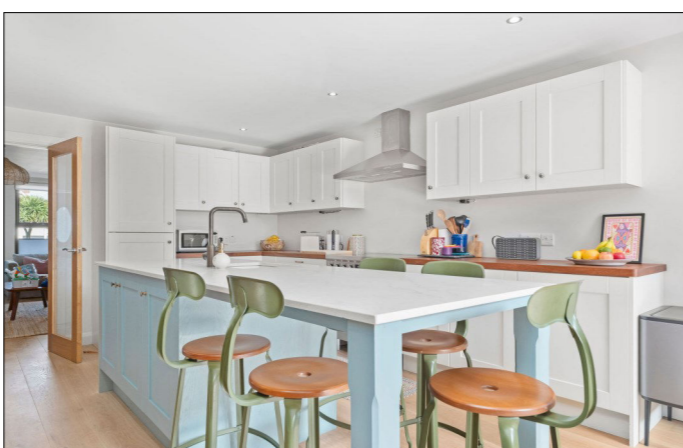
With wood surround fireplace with cast iron and tiled inset and tiled hearth, engineered solid oak floor and glass French doors leading to kitchen.

19'8 x 16'10



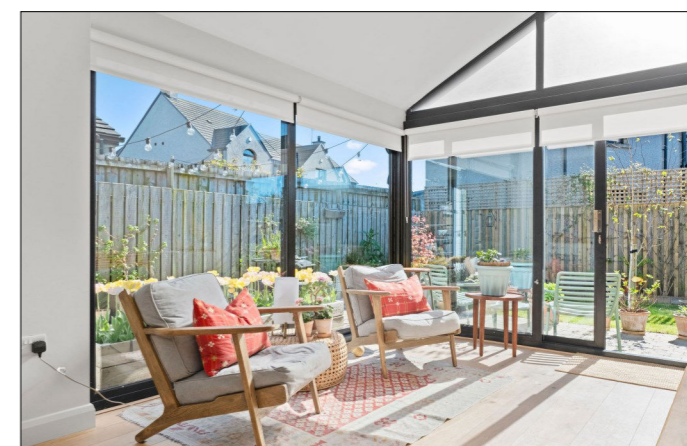
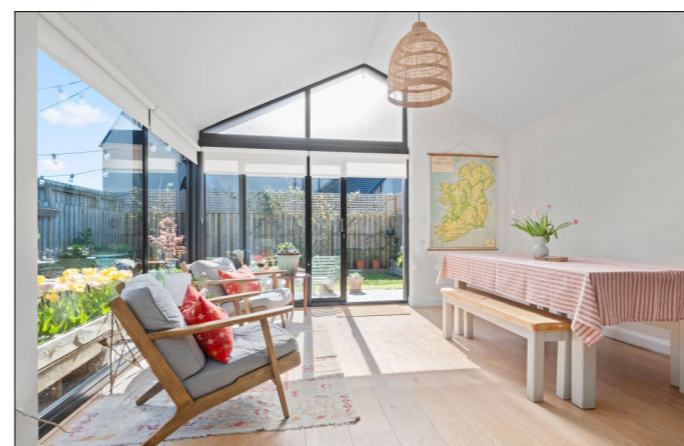
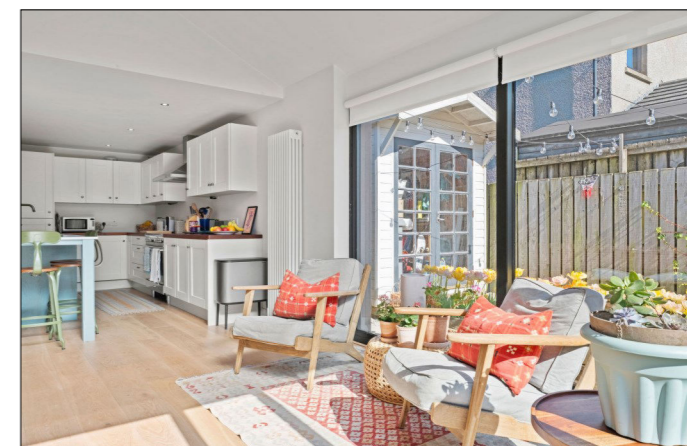
Kitchen/Dining Area:

With undermount single drainer sink unit set in Quartz worktop set in island with integrated dishwasher, storage and seating for multiple people below, breakfast bar, high and low level built in units with 'Iroko' worktops integrated fridge freezer, space for electric 'Smeg' range, stainless steel extractor fan above, saucepan drawers, recessed lighting and engineered solid Oak wood floor. 28'2 x 13'3



Family/Dining Area:

With feature vaulted ceilings with floor to ceiling windows, vertical radiator, engineered solid Oak wood floor and sliding PVC sliding door leading to rear garden.



Utility Room:

With single drainer stainless steel sink unit set in 'Iroko' worktops, high and low level built in units, plumbed for automatic washing machine, space for tumble dryer, extractor fan, tiled floor and PVC pedestrian door leading to rear garden. 10'4 x 6'11



Separate W.C.:

With wash hand basin, storage cupboard, extractor fan and tiled floor.

FIRST FLOOR:

Landing:

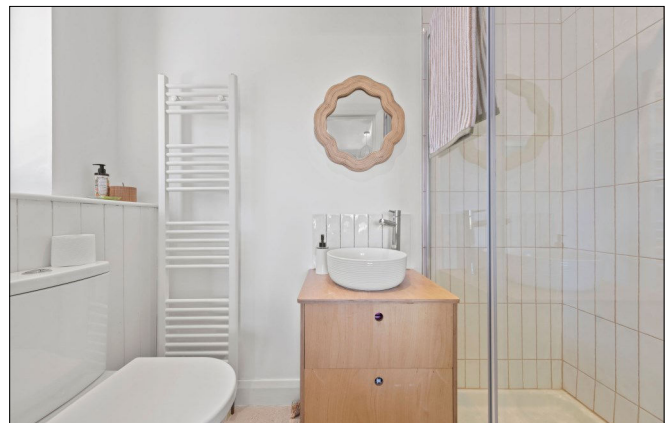
With hot press and access to roof space.



Bedroom 1:

With part wood panelled walls. 15'3 x 11'3

Ensuite off with w.c., floating circular wash hand basin set in vanity unit with storage below and tiled splashback, fully tiled walk in shower cubicle with mains shower, heated towel rail, bath with tiled surround, recessed lighting, extractor fan and tiled floor.



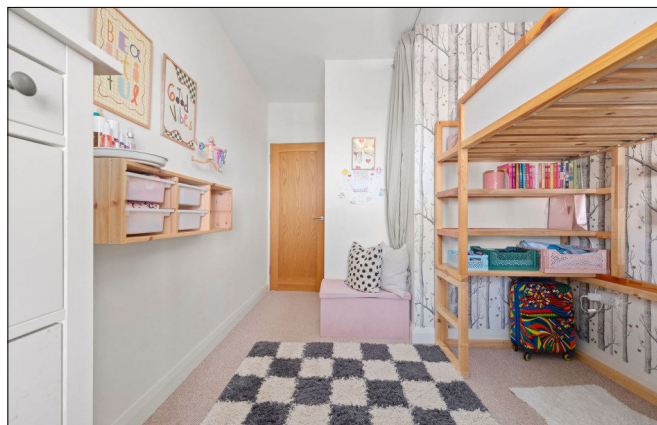
Bedroom 2:

11'7 x 9'9



Bedroom 3:

11'11 average x 8'11



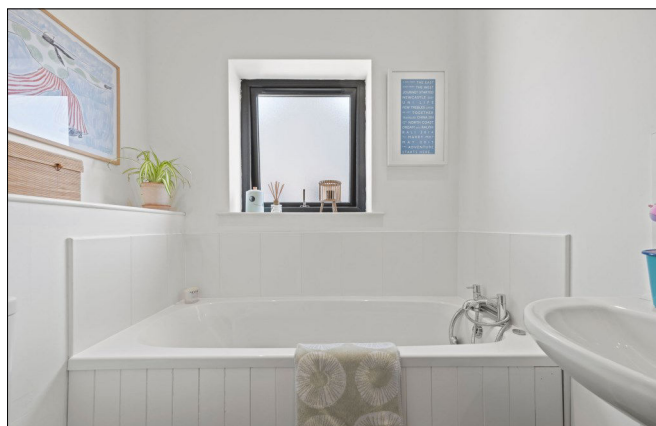
Bedroom 4:

9'8 x 8'7



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, telephone hand shower over wood panelled bath with tiled surround, recessed lighting, extractor fan and tiled floor.



EXTERIOR FEATURES:

Tarmac driveway to front. Screened area to front and side. Garden to rear is laid in lawn with extensive paved patio areas. Screened flower beds and additional elevated flower beds. Light to front and rear. Shed, boiler and tap to side.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Burglar Alarm
- ** Excellent Decorative Order Throughout

TENURE:

Freehold

CAPITAL VALUE:

£155,000 (Rates: £1652.00 p/a approx.)

