



**FREE INDEPENDENT FINANCIAL ADVICE**

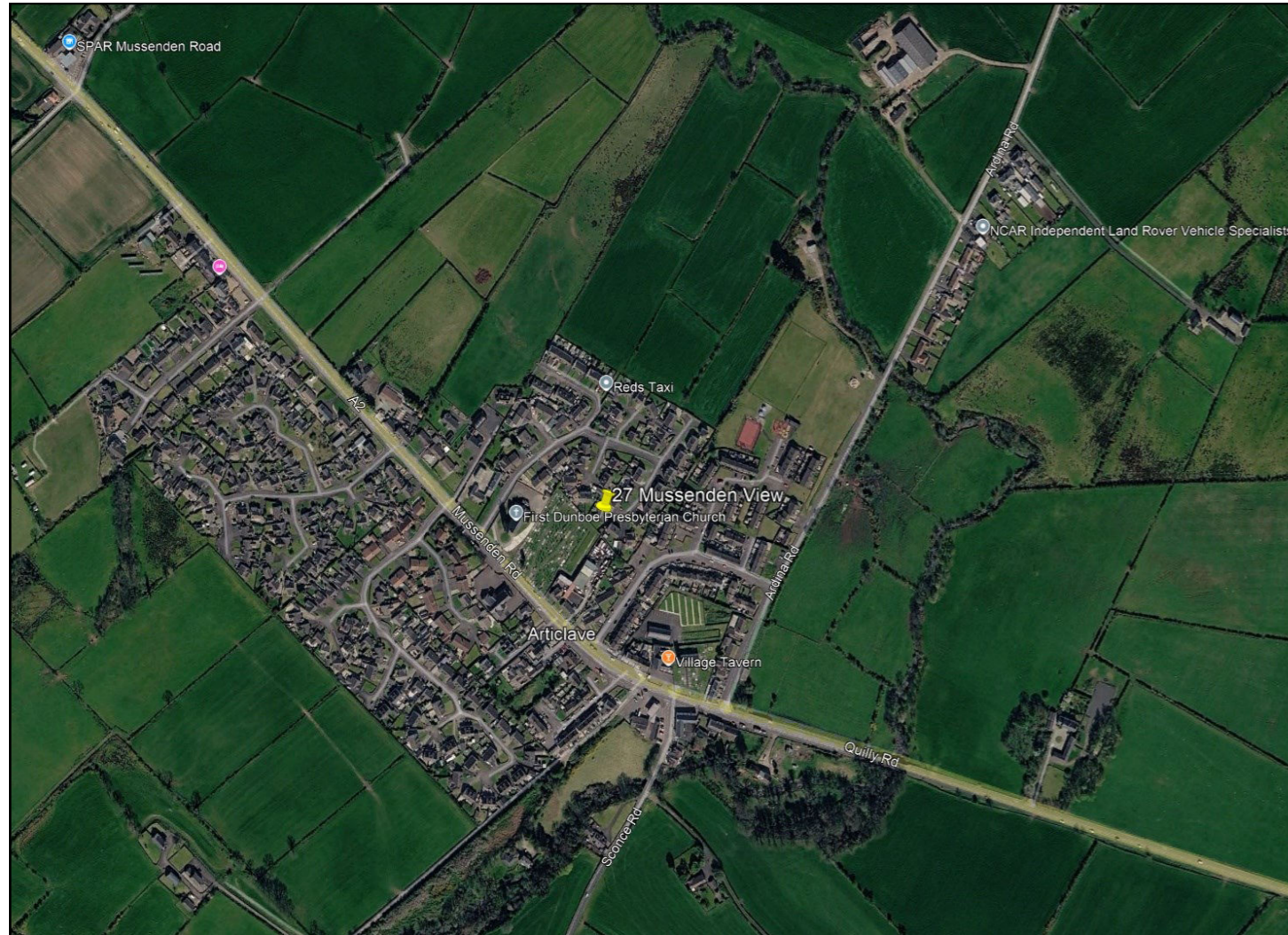
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To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

# ARMSTRONG GORDON



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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	50 E	
21-38	F		
1-20	G		

## ARTICLAVE

27 Mussenden View

BT51 4NZ

Offers Over £179,000

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Situated in the peaceful village of Articlave, just a short drive from the coastal town of Castlerock and the stunning North Coast, this is a three bedroom semi-detached house offering family living in a popular residential environment. Constructed circa 2006, the property is ideally suited to first-time buyers, families, or those seeking a home close to local beaches, golf courses, and scenic countryside walks. The home enjoys a quiet residential location while remaining within easy reach of local amenities, schools, rail links and the many attractions of the Causeway Coast.

Coming through the village of Articlave heading towards Castlerock, take your right after First Dunboe Presbyterian Church into Mussenden Gardens. Take your second right into Mussenden View and No. 27 will be located at the top end of cul de sac on your right hand side.

#### ACCOMMODATION COMPRISES:

#### GROUND FLOOR:

##### Entrance Hall:

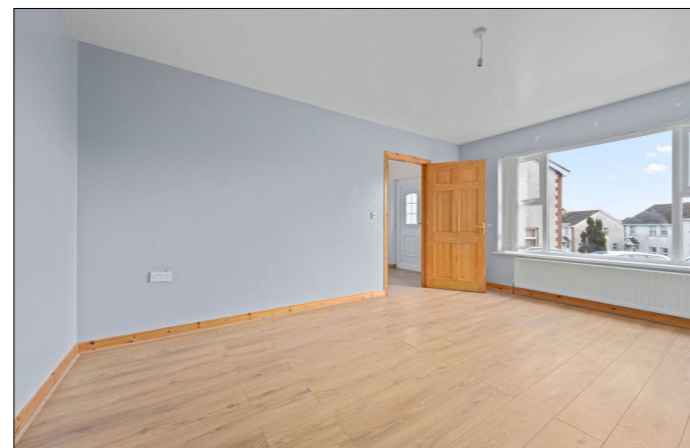
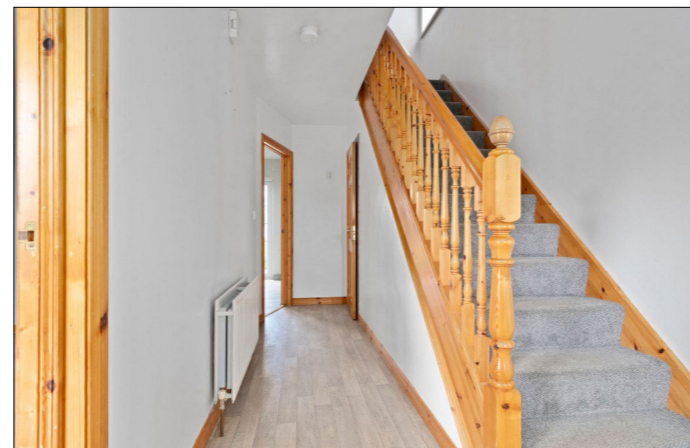
6'10 wide

##### Separate W.C.:

With wash hand basin and extractor fan.

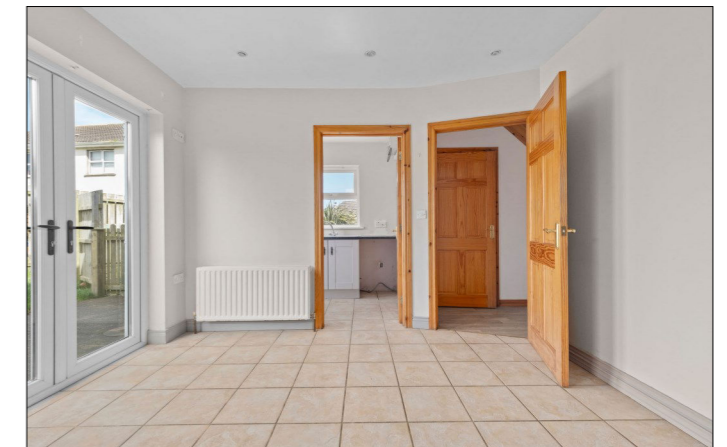
##### Lounge:

With pine surround fireplace with cast iron inset, tiled hearth and laminate wood floor. 16'0 x 12'2



##### Kitchen/Dining Area:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated hob, extractor fan, tiled splashback, space for oven, plumbed for dishwasher, space for fridge freezer, glass display cabinet, recessed lighting, tiled floor and PVC French Doors leading to garden. 13'7 x 11'1



##### Utility Room:

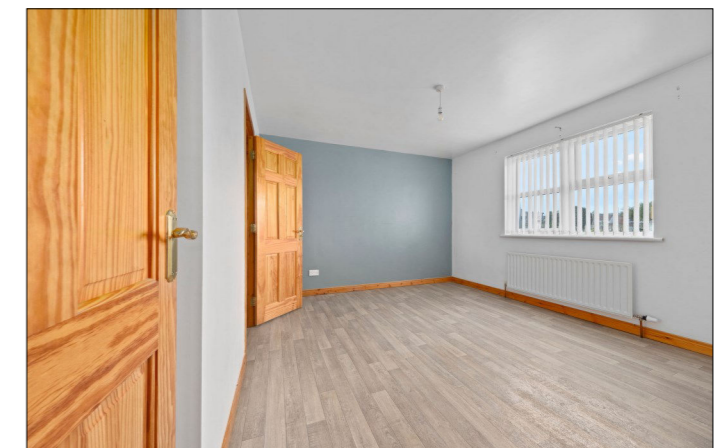
With high and low level built in unit, plumbed for automatic washing machine, boiler, tiled floor and PVC pedestrian door to the rear. 7'9 x 5'6



#### FIRST FLOOR:

##### Landing:

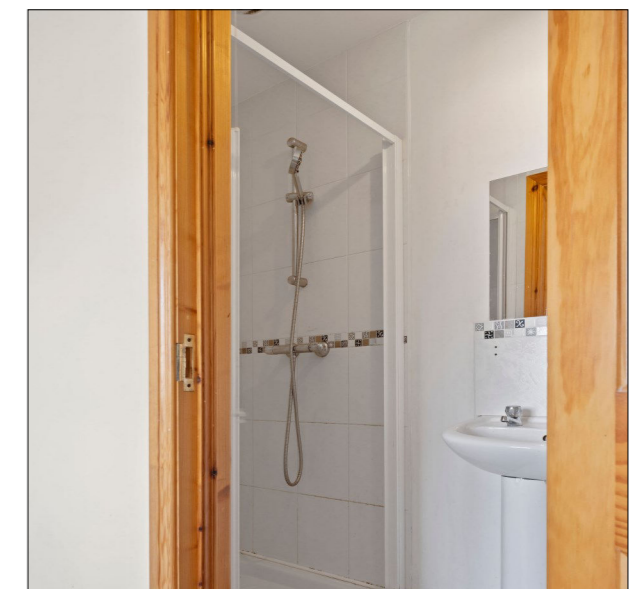
With hot press and access to roof space.



##### Bedroom 1:

12'1 x 11'4

**Ensuite** off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower and extractor fan.

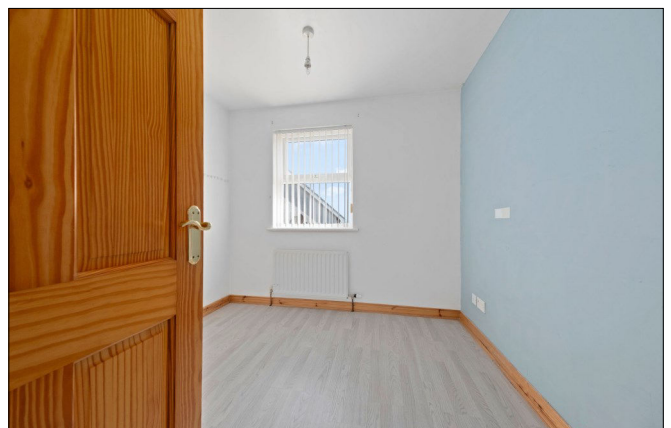


**Bedroom 2:**

With laminate wood floor. 12'4 x 10'5

**Bedroom 3:**

With built in wardrobe and laminate wood floor.  
9'0 x 8'9

**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, tiled around pine panel bath and extractor fan.

**EXTERIOR FEATURES:**

Screened driveway to front and side of property. Garden to rear is fully enclosed and laid in lawn with concrete patio area. Light to front and rear. Tap to side.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* End Of Cul De Sac Location
- \*\* Ideal For First Time Buyer Or Investment

**TENURE:**

Freehold

**CAPITAL VALUE:**

£95,000 (Rates: £1013.00 p/a approx.)

