



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

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

PORTRUSH
19 Hopefield Gardens
BT56 8QG
Offers Over £219,500

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A superb three bedroom townhouse located in a highly sought after modern development just off Hopefield Road in Portrush. This well presented home enjoys a pleasant outlook over a communal green area, providing a peaceful and attractive setting for residents to enjoy. The development is popular with a wide variety of homeowners, making it ideal for first time buyers, families, holidaymakers or those seeking a sound investment. With its prime location, appealing surroundings and versatile accommodation, this property is sure to attract strong interest. The selling agent strongly recommends early internal inspection to fully appreciate the quality and potential this home has to offer.

Travelling along the Hopefield Road in Portrush, proceed to the top of the road and take the last right into the Hopefield Development. No.19 Hopefield Gardens will be located on your left hand side overlooking the open green area.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'10 wide with understairs storage and tiled floor.

Separate W.C:

With wash hand basin with tiled splashback, extractor fan and tiled floor.

Lounge:

With wood surround fireplace with cast iron inset, tiled hearth and laminate wood floor. 16'0 x 12'4



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for fridge freezer, integrated ceramic hob and oven, extractor fan above, plumbed for dishwasher, drawer bank and tiled floor.

13'5 x 11'1



Utility Room:

With single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine, space for tumble dryer, boiler, extractor fan, tiled floor and pedestrian door leading to rear garden. 7'9 x 5'8



FIRST FLOOR:

Landing:

With hot press and access to roof space.

Bedroom 1:

12'2 x 11'2

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, shaver point and light, extractor fan and tiled floor.



Bedroom 2:

12'4 x 12'2

**Bedroom 3:**

With built in wardrobe. 8'7 x 8'0

**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splash back, fully tiled walk in shower cubicle with electric shower, shaver point and light, tiled round bath, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Garden to rear is fenced and laid in lawn. Light to front and rear. Parking to rear of property. Garden to front is laid in lawn.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Overlooking Communal Green Area
- ** Communal Car Park Accessed From Front Or Rear

TENURE:

Leasehold

CAPITAL VALUE:

£115,000 (Rates: £1176.45 p/a approx.)

