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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

PORTRUSH

128 Causeway Street

BT56 8JE

Offers Over £285,000

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This is a charming three bedroom mid terrace house located in the heart of Portrush and possesses that all important feeling of warmth and character. This superb home should meet the needs of a wide and varied range of potential purchasers. Well presented throughout and in excellent order, there are many fine features including modern kitchen and bathroom, whilst still retaining much character and charm. Centrally located and within walking distance to both the East and West Strand beaches, the property also benefits from being situated to basically most, if not all local amenities including shops, schools, churches and all main bus routes into Coleraine and Portstewart. Royal Portrush and Rathmore Golf Clubs are within easy walking distance of the property as well. Early inspection is highly recommended of this most delightful and conveniently located property.

Approaching Portrush from either Coleraine or Portstewart, proceed onto Crocknamack Road at the police station. Proceed straight through the first roundabout and turn left at the second roundabout onto Causeway Street. No 128 will be located on your left hand side opposite St Patrick’s Church.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6’11 wide with recessed lighting and tiled floor.

Separate W.C.:

With wash hand basin, understairs storage, recessed lighting and tiled floor.



Lounge:

With elevated recess for log burner with slate hearth, cornicing, dimmer control panel, recessed shelving, recessed lighting, tiled floor and PVC French doors leading to rear garden. 25’4 x 11’2



Kitchen/Dining Area:

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, space for fridge freezer, oven, plumbed for automatic dish washer, saucepan drawers, wood panelled sheeted ceiling, recessed lighting, tiled floor and PVC pedestrian door to rear garden. 10’10 x 7’10



FIRST FLOOR:

Landing:

With hot press, access to roof space and recessed lighting.



Bedroom 1:

With full wall mirrored slide robes, dimmer control panel, partial sea views and recessed lighting. 14’8 x 10’6



Bedroom 2:

With mirrored slide robes, dimmer control panel, recessed lighting and laminate wood floor. 11’4 x 9’6



**Bedroom 3:**

With built in wardrobe, recessed lighting and laminate wood floor. 9'1 x 6'11

**Bathroom:**

With white suite comprising w.c., wash hand basin with mixer tap, PVC clad walk in shower cubicle with mains shower head, telephone hand shower over bath, heated towel rail, fully tiled walls, extractor fan, recessed lighting in wood panelled ceiling and tiled floor.

**EXTERIOR FEATURES:**

Extensive garden to rear is fenced with paved patio area with paviour steps leading to additional paviour patio. Part lawned area with screened flower bed with established shrubs. Concrete driveway accessed by vehicle gates and leading to utility area 11'9 x 11'7 with single drainer stainless steel sink unit, space for washing machine and tumble dryer and boiler. Additional room to rear 15'2 x 10'7 leading to garage 20'11 x 11'0 with electrical operated roller door, light and power points which has potential for development (subject to planning) for Air B&B. Concrete enclosed area to front of property with barked flower bed.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Burglar Alarm
- \*\* Large Garage To Rear For Parking With Additional Store Rooms
- \*\* Potential For Development For Air B&B (subject to planning)

**TENURE:**

TBC

**CAPITAL VALUE:**

£95,000 (Rates: £971.85 p/a approx.)

