



1 GLENVALE CRESCENT, PORTRUSH



X 4



X 2



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £375,000

1 GLENVALE CRESCENT, PORTRUSH

This spacious detached property is situated in a quiet street just a short walk from the West Strand and Portrush town centre, offering easy access to shops, cafes and the coastal lifestyle. It features an open-plan kitchen/living area, four bedrooms, two bathrooms, plus a cosy lounge with fireplace. Outside, there is a private, south-facing rear patio garden, a tarmac driveway with parking and a detached prefabricated garage. An ideal family or second home in an excellent location.

FEATURES

- Oil-fired central heating system.
- Double glazing in uPVC frames.
- Low-maintenance, private south-facing patio garden to the rear.
- Tarmac driveway and parking area leading to a prefab garage.
- Short walk to the West Strand and Portrush town centre.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,739.10

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE PORCH

0.93 m x 1.77 m (3'1" x 5'10")

Tiled floor; stained glass panel door leading to the hallway.

HALLWAY

Bright & spacious entrance hall; storage cupboard; laminate floor.

LOUNGE

4.26 m x 3.96 m (14'0" x 13'0")

Bay window to the front; wall mounted electric fire; laminate floor.

DINING KITCHEN

5.92 m x 3.91 m (19'5" x 12'10")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated appliances include full length fridge freezer plus additional under counter freezer, washing machine & dishwasher; built in oven & grill; electric hob with extractor unit over; moveable kitchen island with power, storage & breakfast bar seating; tiled floor; part tiled walls; open to the living area; door to the side.

LIVING AREA

4.57 m x 2.98 m (15'0" x 9'9")

Patio doors leading to the rear; open to the kitchen; tiled floor.

SHOWER ROOM

2.91 m x 1.56 m (9'7" x 5'1")

Tiled wet room style shower cubicle; toilet; wall mounted vanity unit with wash hand basin; towel radiator; wood effect tiled floor; part tiled walls.

BEDROOM 4

3.05 m x 2.94 m (10'0" x 9'8")

Double bedroom to the rear on the ground floor currently being used as a dining room; laminate floor.

FIRST FLOOR

LANDING

2.53 m x 2.03 m (8'4" x 6'8")

Bright & spacious landing area; access to the roof space.

BEDROOM 1

3.09 m x 3.93 m (10'2" x 12'11")

Double bedroom to the front; fitted sliding wardrobe; laminate floor.

BEDROOM 2

3.02 m x 3.49 m (9'11" x 11'5")

Double bedroom to the side; fitted sliding wardrobe; laminate floor.

BEDROOM 3

3.61 m x 3.06 m (11'10" x 10'0")

Double bedroom to the rear; skylight; laminate floor.

BATHROOM

2.52 m x 2.11 m (8'3" x 6'11")

Panel bath with shower over; vanity unit with wash hand basin; toilet; shelved storage cupboard; wood effect tiled floor; part tiled walls; recessed lighting.

EXTERIOR

PRE FABRICATED STEEL GARAGE

5.05 m x 3.00 m (16'7" x 9'10")

Fully insulated; roller door; concrete floor; power & light.

OUTSIDE FEATURES

- South facing rear patio & decking area.
- Low maintenance & fully enclosed.
- Detached pre fabricated garage.
- Tarmac driveway & parking area.
- Small garden in lawn to the front.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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PHOTOS



