



47 CARNEYBAUN DRIVE, PORTRUSH



X 5



X 2



X 3

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		
(21-38)	F	39	45
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £359,950

47 CARNEYBAUN DRIVE, PORTRUSH

This well maintained five bedroom detached home is set in a quiet cul-de-sac just off the Ballywillan Road, within easy reach of Portrush town centre and the beaches.

The accommodation is spacious and flexible, with four ground floor bedrooms, including one with an en-suite, along with a dining kitchen, large lounge, main bathroom and a separate utility room. Upstairs, there is a further en-suite bedroom, ideal for guests or older children.

Externally, there is a good sized rear garden and an integral garage. Situated in a popular residential area, the property offers a practical family layout in an established part of Portrush, close to local amenities, schools and coastal walks.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames (installed 2022).
- South West facing rear garden.
- Driveway and integral garage.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,790.25

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE PORCH

1.64 m x 1.78 m (5'5" x 5'10")

Tiled floor; glass panel door leading to the hallway; recessed lighting.

HALLWAY

Cloaks cupboard; storage cupboard; shelved hot press; recessed lighting; Amtico flooring.

LOUNGE

5.99 m x 3.57 m (19'8" x 11'9")

Bay window to the front; gas fire set on a stone hearth; Amtico floor.

DINING KITCHEN

3.27 m x 4.27 m (10'9" x 14'0")

Range of solid wood kitchen units; wooden work surfaces; stainless steel sink & drainer; space for cooker with extractor unit over; space for fridge freezer; tiled floor; recessed lights; patio door to the rear; open to the

LIVING AREA

3.26 m x 2.98 m (10'8" x 9'9")

Wood floor; recessed lighting; open to the kitchen.

UTILITY ROOM

1.79 m x 3.30 m (5'10" x 10'10")

Range of fitted units; stainless steel sink & drainer; laminate work surfaces; plumbed for washing machine & dishwasher; space for dryer; access to the garage; tiled floor; door to the side.

BEDROOM 1

3.61 m x 3.69 m (11'10" x 12'1")

Double bedroom with a box bay window to the front; range of fitted bedroom furniture; wood floor.

ENSUITE

3.57 m x 0.97 m (11'9" x 3'2")

Panelled shower cubicle; toilet; wash hand basin; towel radiator; tiled floor.

BEDROOM 2

2.99 m x 3.59 m (9'10" x 11'9")

Double bedroom to the side; laminate floor.

BEDROOM 3

3.26 m x 2.67 m (10'8" x 8'9")

Double bedroom to the rear; laminate floor.

BEDROOM 4

3.27 m x 2.67 m (10'9" x 8'9")

Double bedroom to the rear; laminate floor.

BATHROOM

2.36 m x 2.57 m (7'9" x 8'5")

Panel bath with electric shower over; toilet; wall mounted wash hand basin; towel radiator; recessed lighting; vinyl floor.

SECOND FLOOR

LANDING

Access to Eaves storage; wood floor.

BEDROOM 5

2.59 m x 4.92 m (8'6" x 16'2")

Double bedroom to the front; wood floor; access to the Eaves storage.

ENSUITE

2.45 m x 2.18 m (8'0" x 7'2")

Tiled shower cubicle with electric shower; toilet; wash hand basin; vinyl floor; part tiled walls.

EXTERIOR

INTEGRAL GARAGE

5.68 m x 3.33 m (18'8" x 10'11")

Roller door; range of fitted units; oil boiler; concrete floor; power & light.

OUTSIDE FEATURES

- South facing fully enclosed rear garden & patio area.
- Tarmac driveway to the front.
- Small garden in lawn to the front.
- Outside light & tap.



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PHOTOS



