



29 BENBANE PARK, PORTBALLINTRAE



X 3



X 2



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

OFFERS OVER £295,000

# 29 BENBANE PARK, PORTBALLINTRAЕ

This well presented end townhouse is set within a popular residential area, enjoying an elevated position with coastal views over Portballintrae towards Runkerry Head and beyond.

The three-bedroom property has been thoughtfully extended to the rear, creating a bright open plan sunroom that opens directly onto a generous balcony. This addition makes a real difference to the overall layout, bringing in excellent natural light and taking full advantage of the west facing rural views to the rear.

Externally, there is good parking to the front along with an enclosed West facing patio garden, offering an easily managed outdoor space.

Located only a short walk from the harbour, beach and local attractions, the property is ideally placed to enjoy everything this popular seaside village has to offer.

## FEATURES

- Oil-fired central heating system.
- Double glazed uPVC windows throughout.
- Stunning coastal views to the front and countryside views to the rear.
- Private, enclosed west facing patio garden plus balcony to the rear.
- Tarmac driveway and parking area for several cars to the front.

## ADDITIONAL INFORMATION

TENURE: Leasehold - 2400 Years

ANNUAL GROUND RENT: £0.05

ANNUAL RATES: £1,994.85

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Part wood-panelled walls; understairs storage; utility cupboard, plumbed for washing machine.

## BEDROOM 1

4.08 m x 3.67 m (13'5" x 12'0")

Double bedroom to the rear; built-in wardrobe and vanity; sliding patio doors to the rear.

## ENSUITE

0.88 m x 2.47 m (2'11" x 8'1")

Tiled shower cubicle; toilet; wash hand basin; tiled floor; part tiled walls; heated towel radiator.

## BEDROOM 2

4.07 m x 2.99 m (13'4" x 9'10")

Double bedroom to the rear; built-in wardrobe and vanity.

## BEDROOM 3

3.66 m x 2.51 m (12'0" x 8'3")

Double bedroom to the front; built-in wardrobe and vanity.

## BATHROOM

2.58 m x 2.67 m (8'6" x 8'9")

Large walk-in shower with rainfall head and separate handheld attachment; wall-mounted vanity unit with wash hand basin; toilet; fitted shelving; vinyl flooring; heated towel radiator.

## FIRST FLOOR

### LOUNGE AREA

4.93 m x 5.69 m (16'2" x 18'8")

Built-in window seating with storage; access to eaves; open plan to the kitchen and dining area.

### DINING KITCHEN

2.50 m x 6.67 m (8'2" x 21'11")

Range of high and low fitted units; laminate work surfaces; stainless steel sink; electric oven and hob with extractor; space for fridge freezer; plumbed for dishwasher; vinyl flooring.

### SUNROOM

3.16 m x 2.94 m (10'4" x 9'8")

Open plan to the kitchen and dining area; vinyl flooring; patio doors to the rear balcony.

## EXTERIOR FEATURES

- Fully enclosed patio garden to the rear.
- Tarmac driveway with parking for several cars.
- Sit-out west facing balcony with steps to the patio.

# PHOTOS



