



24 RANDAL PARK, PORTRUSH



X 4



X 2



X 2

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	57	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £595,000

# 24 RANDAL PARK, PORTRUSH

Situated in one of Portrush's most sought after location, this attractive detached family home enjoys a prime position on the edge of town, offering both peace and convenience. It is just a short distance from the beautiful East Strand and the renowned Royal Portrush Golf Club, making it ideal for those seeking a coastal lifestyle.

The property offers four well proportioned bedrooms and two comfortable reception rooms, providing ample space for modern family living. To the rear, a generous South facing garden creates a private and sun filled space perfect for relaxing or entertaining, all within easy reach of the vibrant amenities of Portrush town centre.

## FEATURES

- Oil fired central heating system.
- Underfloor heating across most of the ground floor.
- Double glazing in uPVC frames.
- Large south facing rear garden.
- Large driveway with parking for several cars.
- Sought after location.

## ADDITIONAL INFORMATION

TENURE: Leasehold (940 years left)

Ground rent : £25.00 per annum.

ANNUAL RATES: £2,093.63

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE PORCH

1.63 m x 2.78 m (5'4" x 9'1")  
Tiled floor.

## HALLWAY

Welcoming entrance hall; underfloor heating; recessed lighting.

## DINING KITCHEN

5.60 m x 5.00 m (18'4" x 16'5")  
Range of high & low level units; laminate work surfaces; electric hob with extractor unit over; fitted double oven; stainless steel sink unit; integrated dishwasher and fridge; underfloor heating; tiled floor; vaulted ceiling; recessed lighting; open to living room.

## UTILITY ROOM

3.80 m x 2.30 m (12'6" x 7'7")  
Range of fitted units; laminate work surfaces; stainless steel sink unit; plumbed for washing machine; space for dryer; underfloor heating; tiled floor.

## LIVING ROOM

4.28 m x 4.10 m (14'1" x 13'5")  
Decorative red brick inglenook fireplace with tiled hearth; underfloor heating; vaulted ceiling; patio door to the rear.

## FAMILY ROOM

5.10 m x 5.00 m (16'9" x 16'5")  
Bright living area to the rear; underfloor heating; vaulted ceilings; patio doors to the rear.

## DOWNSTAIRS WC

2.27 m x 0.99 m (7'5" x 3'3")  
Part wood panelled walls; toilet; wash hand basin; underfloor heating; tiled floor.

## BEDROOM 1

5.77 m x 3.65 m (18'11" x 12'0")  
Double bedroom to the front; range of fitted bedroom furniture.

## ENSUITE

2.24 m x 2.77 m (7'4" x 9'1")  
Panel bath; tiled shower cubicle; fitted vanity unit with wash hand basin; toilet; tiled floor.

## FIRST FLOOR

### LANDING

Access to the roof space.

### BEDROOM 2

3.60 m x 3.00 m (11'10" x 9'10")  
Double bedroom to the front; fitted wardrobes; shelved hot press.

### BEDROOM 3

2.70 m x 2.80 m (8'10" x 9'2")  
Double bedroom to the rear.

### BEDROOM 4

3.63 m x 2.83 m (11'11" x 9'3")  
Single bedroom to the rear.

## BATHROOM

1.88 m x 1.94 m (6'2" x 6'4")  
Panel bath with shower over; toilet; wash hand basin; part wood panelled walls; vinyl floor.

## EXTERIOR

### OUTSIDE FEATURES

- Paviour brick driveway and parking area.
- Garden in lawn to the front.
- Large South West facing garden with patio areas to the rear.
- Timber garden shed.
- Boiler house.
- Outside light & tap.

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

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# FLOORPLAN



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# PHOTOS



# PHOTOS

