



29 MAGHERABOY AVENUE, PORTRUSH



X 4



X 3



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	59	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS AROUND £475,000

# 29 MAGHERABOY AVENUE, PORTRUSH

This beautifully presented detached home offers bright, spacious family accommodation in one of Portrush's most sought-after residential areas.

Extensively upgraded by the current owners, the property has been finished to a high standard throughout, including a stylish new kitchen and utility room, a new oil-fired boiler and full redecoration. The result is a turnkey home with a fresh, contemporary finish and superb open-plan flow, perfectly suited to modern family living.

The heart of the home is the impressive open plan kitchen, living and dining space, complemented by a sun room overlooking the enclosed rear garden and a separate front lounge. Upstairs, four generous bedrooms include a principal suite with ensuite, alongside a well-appointed family bathroom.

With integral garage, driveway parking and private outdoor space ideal for entertaining, this is an exceptional opportunity to secure a move-in ready home within easy reach of Portrush's beaches, schools and town centre amenities.

## FEATURES

- Oil-fired central heating (new boiler).
- uPVC double glazed windows.
- Recently upgraded and fully redecorated throughout.
- Enclosed rear garden and patio area.
- Integral garage with driveway parking.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £2,199

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Bright and welcoming entrance with newly installed composite front door; engineered wood flooring.

## OPEN PLAN KITCHEN, LIVING & DINING

### KITCHEN & DINING AREA

5.41 m x 4.50 m (17'9" x 14'9")

Range of newly fitted units with extensive undercounter drawer and pantry-style storage; sink and drainer; laminate work surfaces with tiled splashback; space for fridge/freezer; fitted oven; electric hob with concealed extractor over; integrated dishwasher; engineered wood flooring; spot lighting; open to living area; door to utility room.

## LIVING AREA

3.28 m x 4.11 m (10'9" x 13'6")

Attractive featured cast iron fireplace set against a painted stone wall with a slate hearth; engineered wood flooring; glass-panelled doors leading to sun room.

## SUN ROOM

3.36 m x 3.72 m (11'0" x 12'2")

Engineered wood flooring; patio doors to rear garden.

## LOUNGE

5.13 m x 4.53 m (16'10" x 14'10")

Bright and spacious lounge with front-facing box bay; gas fire set within a cast iron fireplace with wood surround and tiled hearth.

## UTILITY ROOM

2.08 m x 1.27 m (6'10" x 4'2")

Range of newly fitted units with laminate work surfaces and tiled splashback; plumbed for washing machine; space for dryer; engineered wood flooring; door to rear patio area.

## WC

1.56 m x 0.77 m (5'1" x 2'6")

Toilet and wash hand basin; engineered wood flooring.

## FIRST FLOOR

### LANDING

Open landing overlooking the entrance hall; painted wood panelled ceiling; shelved hot press; access to roof space.

### BEDROOM 1

3.96 m x 4.50 m (13'0" x 14'9")

Spacious rear-facing double bedroom with patio doors opening to a Juliet balcony.

### ENSUITE

1.32 m x 2.44 m (4'4" x 8'0")

Large tiled shower cubicle; toilet and wash hand basin; tiled floor; extractor fan.

### BEDROOM 2

2.71 m x 4.52 m (8'11" x 14'10")

Front-facing double bedroom.

### BEDROOM 3

6.36 m x 3.07 m (20'10" x 10'1")

Spacious double bedroom to the side with space for living / study area.

### BEDROOM 4

3.07 m x 3.78 m (10'1" x 12'5")

Rear-facing double bedroom with Velux window.

## BATHROOM

2.29 m x 3.48 m (7'6" x 11'5")

Corner spa bath; tiled shower cubicle; toilet and wash hand basin; chrome towel radiator; tiled floor; extractor fan.

## EXTERIOR

### INTEGRAL GARAGE

6.13 m x 3.08 m (20'1" x 10'1")

Remote-controlled electric roller door; oil boiler; side access door; concrete floor; power and light.

## OUTSIDE FEATURES

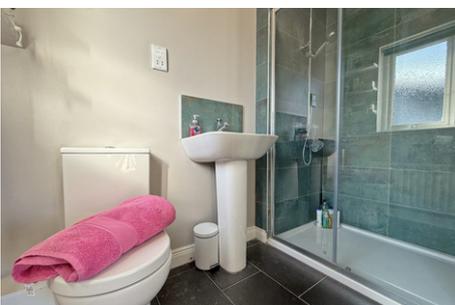
- Fully enclosed rear garden with paved patio area.
- Gardens in lawn to the front and rear.
- Tarmac driveway leading to the integral garage.
- External light and tap.

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

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# PHOTOS



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