



18 PRIMROSE GARDENS, PORTRUSH



X 3



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	59	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £239,500

18 PRIMROSE GARDENS, PORTRUSH

This beautifully presented three bedroom semi-detached home offers immaculate, move in ready accommodation situated in a lovely residential area of Portrush. Finished to an exceptional standard throughout, the property is perfect for buyers seeking comfort, style, and convenience without the need for any immediate work.

The interior boasts a bright and welcoming layout, with well proportioned living spaces ideal for both relaxing and entertaining. Each of the three bedrooms is tastefully decorated, while the overall finish reflects a high level of care and attention.

Externally, the home benefits from a fully enclosed rear garden, providing a private and secure outdoor space. The decking area is perfectly positioned to capture the evening sun, making it an ideal spot for outdoor dining or unwinding at the end of the day.

This property combines peaceful surroundings with easy access to local amenities, schools, and the stunning coastline.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Enclosed rear garden & decking area.
- Grant oil boiler installed 2023.
- Tarmac driveway.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,173

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Composite front door; laminate floor; under stairs storage cupboard.

LOUNGE

5.00 m x 3.79 m (16'5" x 12'5")

Log burner set on a slate hearth; laminate floor.

DINING KITCHEN

4.12 m x 4.29 m (13'6" x 14'1")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer with hose attachment; electric oven & hob with extractor unit over; space for under counter fridge; space for dining; laminate floor.

UTILITY ROOM

2.83 m x 1.58 m (9'3" x 5'2")

Fitted bench with laminate work surfaces; stainless steel sink & drainer; plumbed for washing machine; space for under counter freezer; Grant oil boiler; laminate floor; door to the rear.

DOWNSTAIRS WC

0.88 m x 1.98 m (2'11" x 6'6")

Toilet; wash hand basin; laminate floor.

FIRST FLOOR

LANDING

Shelved hot press; access to the roof space.

BEDROOM 1

4.40 m x 3.09 m (14'5" x 10'2")

Double bedroom to the front; access to the eaves storage.

ENSUITE

0.95 m x 2.46 m (3'1" x 8'1")

Tiled shower cubicle with electric shower; toilet; wash hand basin; part wood panelled walls; laminate floor; recessed lighting.

BEDROOM 2

3.38 m x 3.10 m (11'1" x 10'2")

Double bedroom to the rear.

BEDROOM 3

2.17 m x 2.79 m (7'1" x 9'2")

Single bedroom to the rear.

BATHROOM

1.80 m x 2.78 m (5'11" x 9'1")

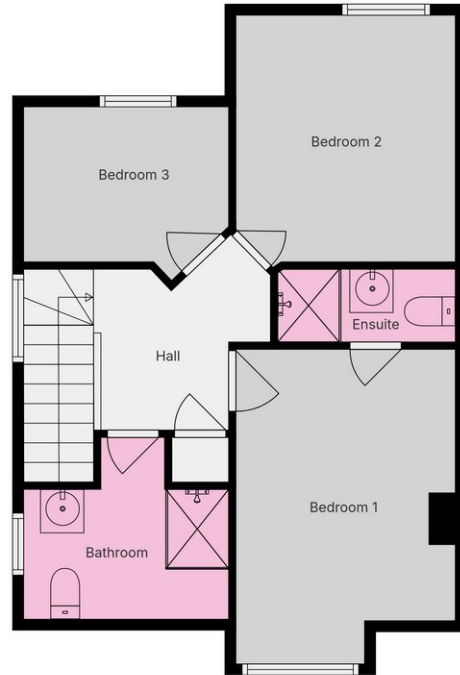
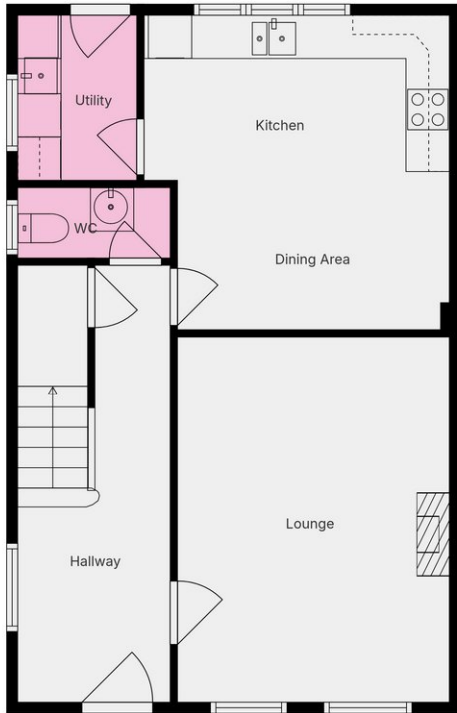
Tiled shower cubicle with electric shower; toilet; wash hand basin; part wood panelled walls; laminate floor; recessed lighting.

EXTERIOR

OUTSIDE FEATURES

- Fully enclosed rear garden and decking area.
- Steel garden shed.
- Tarmac driveway.
- Outside light & tap.
- Small garden in lawn to the front.

FLOORPLAN



1st Floor

Ground Floor



Floor Plans Are For Guidance Only And Not To Scale. Produced Using Digital Scanning Technology. All Dimensions Are Approximate And Should Not Be Relied Upon. Purchasers Should Verify All Information Independently.



PHOTOS



PHOTOS

