



7 GLEN CRESCENT, PORTRUSH



X 3



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £249,950

7 GLEN CRESCENT, PORTRUSH

This well-presented three bedroom semi-detached home offers bright and spacious accommodation, perfectly suited to modern family living. At its heart is a stylish open-plan living and dining area, providing a welcoming and versatile space for both relaxing and entertaining, with direct access to a fully enclosed rear garden and patio - ideal for outdoor enjoyment.

Upstairs, the property comprises three well proportioned bedrooms, all benefiting from built-in storage, along with the main family bathroom.

Located in a highly desirable area of Portrush, the home is within easy reach of local amenities, schools, and the town's stunning coastline, making it an excellent choice for a wide range of buyers.

FEATURES

- Oil-fired central heating.
- Double glazing in uPVC frames.
- PVC soffits and fascia boards.
- Enclosed rear garden with patio areas.
- Detached garage.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,173

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF

T: 028 7083 5444

E: portstewart@philiptweedie.com

ACCOMMODATION

PORCH

0.81 m x 2.71 m (2'8" x 8'11")

Tiled floor; glass-panelled door leading to the reception hall.

ENTRANCE HALL

3.02 m x 2.89 m (9'11" x 9'6")

Laminate floor.

KITCHEN AREA

2.45 m x 2.88 m (8'0" x 9'5")

Range of fitted units; laminate work surfaces; stainless steel sink and drainer; built-in oven and grill; electric hob with extractor unit over; space for fridge-freezer; plumbed for dishwasher and washing machine; laminate floor; recessed lighting; open to the dining area.

DINING AREA

3.44 m x 3.58 m (11'3" x 11'9")

Laminate floor; sliding patio door to the rear; recessed lighting; open to the kitchen and living area.

LIVING AREA

4.11 m x 3.58 m (13'6" x 11'9")

Laminate floor; recessed lighting; open to the dining area.

DOWNSTAIRS WC

0.99 m x 1.91 m (3'3" x 6'3")

Toilet; wall-mounted wash hand basin; under-stairs storage cupboard; vinyl floor.

FIRST FLOOR

LANDING

Slingsby ladder access to the floored roof space.

BEDROOM 1

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

Double bedroom to the rear; built-in sliding wardrobe; part wood-panelled walls.

BEDROOM 2

2.95 m x 3.59 m (9'8" x 11'9")

Double bedroom to the front; built-in sliding wardrobe; part wood-panelled walls.

BEDROOM 3

2.23 m x 2.90 m (7'4" x 9'6")

Single bedroom to the side; built-in storage cupboard.

BATHROOM

2.23 m x 2.88 m (7'4" x 9'5")

Panel bath with rainfall shower over; toilet; wash hand basin; shelved hot press; vinyl floor.

EXTERIOR

GARAGE

5.73 m x 3.20 m (18'10" x 10'6")

Up-and-over door; oil boiler; power and light; concrete floor.

OUTSIDE FEATURES

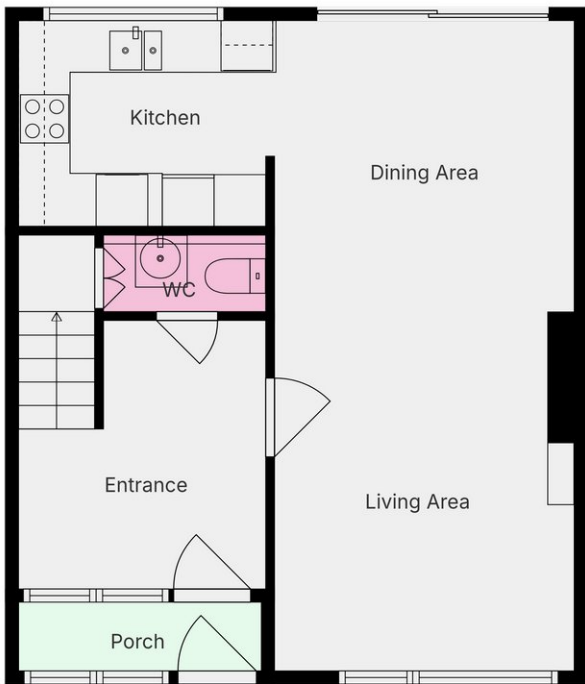
- Enclosed rear garden with patio areas
- Gardens in lawn to the front and rear
- Concrete driveway
- Pedestrian gate from driveway to the front entrance
- Outside light and tap

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

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FLOORPLAN



Ground Floor



1st 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



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