



1 ASHLEA COTTAGES, PORTRUSH



X 3



X 1



X 2

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>		
(39-54)	<b>E</b>	47	49
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

OFFERS OVER £214,950

# 1 ASHLEA COTTAGES, PORTRUSH

Set within the popular Ashlea Cottages development, this beautifully presented property has been thoughtfully refurbished to create a superb modern open plan living environment ideal for both permanent occupation and holiday use.

Internally the property offers well proportioned accommodation comprising entrance hall, lounge, spacious open plan kitchen, dining and living area, with patio doors leading to the rear garden, bathroom and two bedrooms (one with ensuite).

Externally the property benefits from enclosed garden areas, off street parking and the convenience of Dora's Tea Room located within the development.

## FEATURES

- Gas fired central heating.
- Double glazing in uPVC frames.
- Enclosed rear garden area.
- Off street car parking.

## ADDITIONAL INFORMATION

SQUARE FOOTAGE: 947 Sq Ft.

TENURE: TBC

ANNUAL RATES: £1,173

ANNUAL SERVICE CHARGE: £220

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

4.09 m x 1.06 m (13'5" x 3'6")

Tiled floor; cloaks cupboard.

## LOUNGE

3.58 m x 4.41 m (11'9" x 14'6")

Feature red brick fireplace with a gas stove set on a stone hearth and wooden mantel; fitted cabinet & shelving; vinyl floor.

## DINING KITCHEN

4.43 m x 2.96 m (14'6" x 9'9")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated appliances include fridge freezer, slimline dishwasher & washer dryer; gas hob with extractor unit over; electric oven; gas boiler; part tiled walls; vinyl floor; recessed lighting; space for dining; open to living area.

## LIVING AREA

3.17 m x 2.77 m (10'5" x 9'1")

Vinyl floor; recessed lighting; door to the rear; open to the kitchen.

## BEDROOM 1

3.97 m x 2.98 m (13'0" x 9'9")

Double bedroom to the front; built in storage cupboard; vinyl floor.

## ENSUITE

1.58 m x 2.96 m (5'2" x 9'9")

Panelled shower cubicle; toilet; vanity unit with wash hand basin; wall mounted mirror; towel radiator; tiled floor; recessed lighting.

## BEDROOM 2

4.00 m x 3.01 m (13'1" x 9'11")

Double bedroom to the rear; built in storage cupboard; vinyl floor.

## BATHROOM

1.99 m x 2.71 m (6'6" x 8'11")

Panel bath with shower wand attachment; panelled shower cubicle; toilet; vanity unit with wash hand basin; towel radiator; wall mounted mirror; tiled floor; recessed lighting.

## EXTERIOR

### OUTSIDE FEATURES

Fully enclosed rear garden; small garden in lawn to the rear; external power point; outside light.



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# PHOTOS



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