



**18 MAGHERAMENAGH GARDENS, PORTRUSH**



X 3



X 2



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> |         |           |
| (21-38)                                     | <b>F</b> | 35      | 45        |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |

**OFFERS OVER £275,000**

# 18 MAGHERAMENAGH GARDENS, PORTTRUSH

A well proportioned three bedroom detached chalet bungalow offering fantastic potential for modernisation and personalisation. Situated in a desirable setting, the property features a bright and spacious layout, ideal for both family living and those seeking flexible accommodation.

The ground floor comprises a generous living area, a fitted kitchen with scope for updating, and versatile bedroom space that could also serve as a dining room or home office. Upstairs, two additional bedrooms provide comfortable accommodation with one having the benefit of an ensuite.

Externally, the property benefits from a south-west facing rear garden, perfect for enjoying afternoon and evening sun, with ample space for landscaping or outdoor entertaining. A private garage and driveway offer convenient off-street parking.

This is an excellent opportunity for buyers looking to create a bespoke home in a sought after location.

## FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- PVC soffits & fascias.
- South West facing rear garden & patio area.
- Detached garage.
- Tarmac driveway & parking area.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,599.00

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Under stairs storage cupboard.

## LOUNGE

4.97 m x 3.64 m (16'4" x 11'11")

Stone fireplace set on a stone hearth with a wooden surround.

## DINING KITCHEN

3.70 m x 3.44 m (12'2" x 11'3")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated fridge freezer; electric oven & hob with extractor unit over; space for dining; door to the rear; vinyl floor.

## UTILITY ROOM

3.71 m x 1.60 m (12'2" x 5'3")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; plumbed for washing machine & dishwasher; space for dryer; door to the rear; vinyl floor.

## DINING ROOM

3.55 m x 2.93 m (11'8" x 9'7")

Patio doors to the rear.

## BEDROOM 3

3.28 m x 2.99 m (10'9" x 9'10")

Double bedroom to the rear.

## DOWNSTAIRS WC

0.94 m x 1.91 m (3'1" x 6'3")

Toilet; wash hand basin; part tiled walls; vinyl floor.

## FIRST FLOOR

### BEDROOM 1

3.23 m x 3.99 m (10'7" x 13'1")

Double bedroom to the rear; range of fitted bedroom furniture; built in shelved storage cupboards.

### ENSUITE

1.08 m x 2.69 m (3'7" x 8'10")

Tiled shower cubicle with electric shower; wash hand basin; toilet; part tiled walls.

### BEDROOM 2

4.65 m x 2.72 m (15'3" x 8'11")

Double bedroom to the rear; range of fitted bedroom furniture; access to the roof space.

## BATHROOM

3.68 m x 1.99 m (12'1" x 6'6")

Panel bath; tiled shower cubicle with electric shower; toilet; wash hand basin; shelved hot press; vinyl floor; part tiled walls.

## EXTERIOR

### GARAGE

5.40 m x 3.66 m (17'9" x 12'0")

Single roller door; oil boiler; power & light; concrete floor.

## OUTSIDE FEATURES

- South West facing rear garden & patio area.
- Tarmac driveway & parking area.
- Small garden in lawn to the front.
- Outside light & tap.

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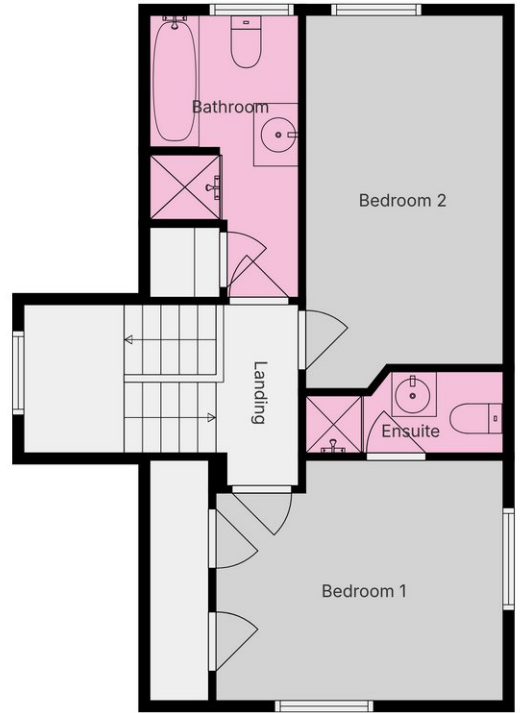
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# FLOORPLAN



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



# PHOTOS

