



**Energy Efficiency Rating**

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Most energy efficient - highest running costs

Current Potential

71

42

## OFFERS OVER £175,000

# 29 PRINCESS STREET, PORTRUSH

Located just moments from the town centre, beaches and local attractions, this substantial three-storey Victorian terrace presents a fantastic opportunity for those seeking a period property to renovate and make their own.

The accommodation is generously proportioned throughout and comprises an entrance hall, living room, dining room, and kitchen on the ground floor. On the first floor, there is a bright and spacious lounge, one bedroom and the main bathroom. The second floor offers three additional bedrooms.

To the rear, an enclosed yard leads to a detached garage which is accessed via Causeway View Lane, providing valuable off-street parking or storage.

While the property requires full refurbishment, it offers excellent potential to restore and modernise a characterful home in a sought after coastal location.

## FEATURES

- CASH BUYERS ONLY (PROOF OF AVAILABLE FUNDS REQUIRED)
- Oil fired central heating (not tested).
- Double glazing in uPVC frames.
- Enclosed South facing yard to the rear.
- Detached garage access via Causeway View Lane.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,125.30

SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE PORCH

0.92 m x 1.56 m (3'0" x 5'1")

## HALLWAY

Under stairs storage.

## LIVING ROOM

3.44 m x 3.91 m (11'3" x 12'10")

## KITCHEN

4.21 m x 2.74 m (13'10" x 9'0")

## DINING ROOM

3.41 m x 3.81 m (11'2" x 12'6")

## FIRST FLOOR

### LOUNGE

3.42 m x 5.59 m (11'3" x 18'4")

Bay window to the front.

### BEDROOM 1

3.39 m x 4.16 m (11'1" x 13'8")

Double bedroom to the rear.

### BATHROOM

2.84 m x 3.03 m (9'4" x 9'11")

### WC

1.33 m x 1.21 m (4'4" x 4'0")

## SECOND FLOOR

### LANDING

Access to the roof space.

### BEDROOM 2

3.39 m x 3.83 m (11'1" x 12'7")

Double bedroom to the rear.

### BEDROOM 3

3.45 m x 2.77 m (11'4" x 9'1")

Double bedroom to the front.

### BEDROOM 4

3.47 m x 2.75 m (11'5" x 9'0")

Double bedroom to the front.

## EXTERIOR

### GARAGE

6.17 m x 5.31 m (20'3" x 17'5")

Roller door; pedestrian door.

## OUTSIDE FEATURES

- South facing patio garden to the rear.

- Access to garage via Causeway View Lane.



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# PHOTOS



