



# 19 BUSHFOOT AVENUE, PORTBALLINTRAE



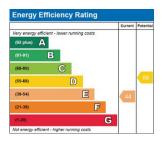


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# 19 BUSHFOOT AVENUE, PORTBALLINTRAE

This beautifully maintained three bedroom bungalow presents a superb opportunity to secure a home in the heart of Portballintrae. Situated on a generous corner site, it offers both comfort and practicality, with the added potential of an approved extension to enhance the master suite and expand the living space.

The interior features a bright lounge with a bay window and fireplace, a modern fitted kitchen, three well proportioned double bedrooms and a family bathroom. Externally, the property benefits from gardens to the front and rear, a detached garage and a gravel driveway offering excellent parking for several cars.

#### **FEATURES**

- Oil-fired central heating.
- uPVC double glazing throughout.
- Generous corner site with front, side and rear gardens.
- Detached garage and gravel driveway.
- Planning permission granted for extension (enhanced master bedroom, additional reception room and shower room).
- Chain free ready for immediate occupation.

#### **ADDITIONAL INFORMATION**

ANNUAL RATES: £1,483.35

#### SCAN THE OR CODE BELOW FOR FULL DETAILS



### **VIEWING & FURTHER QUERIES**

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#### **ENTRANCE HALL**

Cloaks cupboard; shelved hot press; Slingsby ladder access to the floored roof space; vinyl floor.

#### LOUNGE

4.08 m x 5.07 m (13'5" x 16'8")

Bow bay window to the front; tiled fireplace with electric heater; solid wood floor; space for dining.

#### KITCHEN

3.57 m x 3.27 m (11'9" x 10'9")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; electric oven & hob with extractor over; plumbed for dishwasher; space for under counter fridge; door to the rear.

#### **BEDROOM 1**

3.55 m x 3.28 m (11'8" x 10'9")

Double bedroom to the rear; built in storage cupboard.

#### **BEDROOM 2**

3.56 m x 2.57 m (11'8" x 8'5")

Double bedroom to the rear; laminate floor.

#### **BEDROOM 3**

2.98 m x 2.86 m (9'9" x 9'5")

Double bedroom to the front; laminate floor.

#### **BATHROOM**

1.96 m x 2.00 m (6'5" x 6'7")

Panel bath with electric shower; toilet; wash hand basin; tiled walls; vinyl floor.

### **EXTERIOR**

#### **GARAGE**

5.70 m x 4.29 m (18'8" x 14'1")

Split garage with separate store room & utility area to include a range of fitted units; stainless steel sink & drainer and also plumbed for a washing machine; roller door; oil boiler; power & light; concrete floor.

## **OUTSIDE FEATURES**

- Gravel driveway & parking area for several cars.
- Private decking area.
- Garden in lawn to the front & rear.
- Outside light & tap.





# **PHOTOS**





















