



85 PRIMROSE GARDENS, PORTRUSH



X 4



X



X 3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	45
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £295,000

85 PRIMROSE GARDENS, PORTRUSH

Situated in a peaceful area, this well presented 4-bedroom detached house offers comfortable, modern living with a bright and airy feel throughout. The home features a generous layout, ideal for families or those seeking space and versatility. Enjoy the sun all day in the beautifully maintained south facing patio area, perfect for relaxing or entertaining. The property also benefits from a detached garage, providing secure parking or additional storage. With its excellent condition and prime location, this is a fantastic opportunity to acquire a quality home in a lovely neighbourhood.

FEATURES

- Oil fired central heating.
- Double glazing uPVC frames.
- Low maintenance South facing patio area to the rear.
- Detached garage & tarmac driveway.
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ADDITIONAL INFORMATION

TENURE:

ANNUAL RATES: £1,432.20

ANNUAL SERVICE CHARGE: £0

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
W: www.philiptweedie.com

ENTRANCE HALL

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Porcelain tiled floor.

LOUNGE

6.09 m x 3.46 m (20'0" x 11'4")
Cast iron fireplace set on a tiled hearth with wood surround; porcelain tiled floor; space for dining; patio door to the rear.

KITCHEN

3.79 m x 3.59 m (12'5" x 11'9")
Range of fitted units; marble effect laminate work surfaces; island with breakfast bar & power; stainless steel sink & drainer; integrated fridge freezer & dishwasher; fitted double oven; electric hob with extractor unit over; porcelain tiled floor; recessed lighting; under stairs storage cupboard.

UTILITY ROOM

1.99 m x 1.79 m (6'6" x 5'10")
Fitted unit; plumbed for washing machine; toilet; wash hand basin; door to the rear.

STUDY / BEDROOM 4

2.18 m x 3.17 m (7'2" x 10'5")
Single bedroom to the front; porcelain tiled floor.

FIRST FLOOR

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LANDING

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Slingsby ladder access to the part floored roof space.

BEDROOM 1

2.83 m x 3.47 m (9'3" x 11'5")
Double bedroom to the rear; fitted wardrobe; laminate floor.

ENSUITE

0.93 m x 2.49 m (3'1" x 8'2")
Tiled shower cubicle with electric shower; toilet; wash hand basin; chrome towel radiator; tiled floor; part tiled walls; recessed lighting.

BEDROOM 2

3.00 m x 4.73 m (9'10" x 15'6")
Double bedroom to the front; fitted wardrobe.

BEDROOM 3

2.98 m x 2.55 m (9'9" x 8'4")
Double bedroom to the rear; laminate floor.

BATHROOM

2.09 m x 2.49 m (6'10" x 8'2")
Space saver corner bath; tiled shower cubicle with electric shower; toilet; wash hand basin; wall mounted vanity unit; part wood panelled walls; vinyl floor; recessed lighting.

EXTERIOR

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GARAGE

5.44 m x 3.68 m (17'10" x 12'1")
Roller door; concrete floor; power & light; space for dryer.

OUTSIDE FEATURES

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PHOTOS



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