



48 PRIMROSE PARK, PORTRUSH



X 4



X 1



X 2

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	48	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £295,000

48 PRIMROSE PARK, PORTRUSH

This impressive four bedroom detached home, extending to over 1,600 Sq Ft, offers excellent space throughout with well proportioned rooms that suit family living or those needing flexibility. The property features a spacious lounge, perfect for relaxing or entertaining and a brilliantly sized kitchen with plenty of space for cooking and dining. The master bedroom benefits from its own ensuite and a walk in wardrobe, adding a touch of luxury and practicality.

A large garage provides fantastic storage and the South West facing rear garden is low maintenance and enjoys the afternoon and evening sun ideal for outdoor dining and unwinding with minimal upkeep.

FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames.
- South West facing low maintenance rear patio area.
- Driveway with parking for several cars.
- Large integral garage with electric shower.

ADDITIONAL INFORMATION

ANNUAL RATES: £1,892.55

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE HALL

Vinyl floor.

LOUNGE

4.97 m x 3.85 m (16'4" x 12'8")

Cast iron fireplace set on a slate hearth with wood surround with gas connection.

DINING KITCHEN

4.07 m x 5.92 m (13'4" x 19'5")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated fridge freezer & dishwasher; fitted oven & microwave; electric hob with extractor unit over; space for dining; tiled floor; part tiled walls; patio doors leading to the rear.

UTILITY ROOM

1.76 m x 2.76 m (5'9" x 9'1")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated washing machine; storage cupboard; door to the garage & the rear; tiled floor; part tiled walls.

DOWNSTAIRS WC

1.66 m x 0.75 m (5'5" x 2'6")

Toilet; vanity unit with wash hand basin; vinyl floor.

FIRST FLOOR

LANDING

Shelved hot press; access to the roof space; recessed lighting.

BEDROOM 1

6.93 m x 3.58 m (22'9" x 11'9")

Double bedroom to the front.

ENSUITE

2.05 m x 1.70 m (6'9" x 5'7")

Panelled shower cubicle with electric shower; toilet; wash hand basin; wood floor; part tiled walls.

WALK IN DRESSING ROOM.

2.07 m x 1.74 m (6'9" x 5'9")

Skylight.

BEDROOM 2

4.98 m x 2.78 m (16'4" x 9'1")

Double bedroom to the front.

BEDROOM 3

4.07 m x 3.46 m (13'4" x 11'4")

Double bedroom to the rear.

BEDROOM 4

4.09 m x 2.00 m (13'5" x 6'7")

Single bedroom to the front; built in storage cupboard.

BATHROOM

2.66 m x 2.36 m (8'9" x 7'9")

Corner spa bath; panelled shower cubicle with electric shower; toilet; wash hand basin; tiled floor; part tiled walls.

EXTERIOR

INTEGRAL GARAGE

7.00 m x 3.60 m (23'0" x 11'10")

Roller door; panelled shower cubicle with electric shower; oil boiler; concrete floor; power & light.

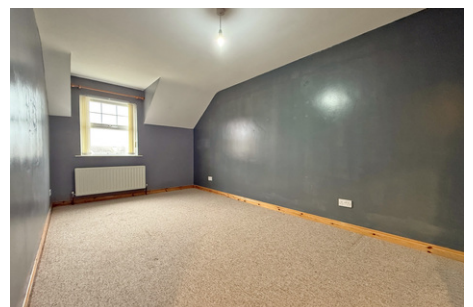
OUTSIDE FEATURES

- South West facing fully enclosed low maintenance rear garden with patio area.
- Stone driveway with parking for several cars.
- Small garden in lawn to the front.
- Outside light & tap.
- Bin storage.



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PHOTOS



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