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ARMSTRONG GORDON



ARMSTRONG GORDON & Company Limited
 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	44 E	
21-38	F		
1-20	G		

PORTRUSH

7 Ferngrove

BT56 8SQ

Offers Over £350,000

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A delightful four bedroom detached bungalow in the well established Ferngrove area of Portrush. Internally, the property has spacious accommodation and would require some modernisation but would be ideally suited for those looking for a family or retirement home in this beautiful part of the North Antrim coastline. Externally the property benefits from well established garden areas to front and rear which is generously proportioned. Located in the popular seaside resort of Portrush, the property benefits from being on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and an excellent choice of well known restaurants. The selling agent strongly recommends early internal appraisal.

Approaching Portrush on the Coleraine Road take your third right after Hillside Filling Station onto Glenvale Avenue. Proceed to the end of the road and turn right onto Hopefield Avenue. Follow the road to the top and then turn right into Ferngrove. No 7 will be located on your left hand side.

ACCOMMODATION COMPRISES:

Open Entrance Porch:

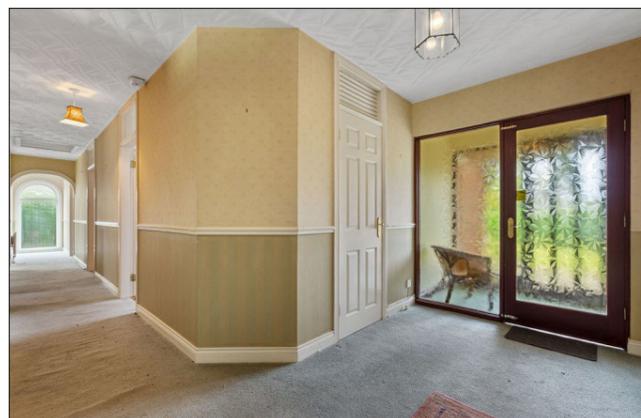
With wood sheeted ceiling , lights, paved step.

Entrance Porch:

6'6 wide with tiled floor, large cloaks cupboard and hot press.

Entrance Hall:

6'5 wide with feature arch window, dado rail and access to roof space.



Lounge:

With mahogany surround fireplace with tiled inset and hearth, ceiling coving, recessed light. 19'6 x 11'9



Dining Room:

With wiring for wall lights, glass panel French doors leading to conservatory. 12'9 x 11'9



Conservatory:

With wiring for wall lights and sliding door leading to rear garden. 13'2 x 12'5



Kitchen:

With bowl and a half single drainer stainless steel sink unit, range of high and low level units with tiling between and under unit lighting, integrated oven and ceramic hob with extractor fan above, integrated fridge, plumbed for dishwasher, recessed lights, tiled floor. 14'9 x 11'9



Utility Room:

With single drainer stainless steel sink unit, low level unit, plumbed for automatic washing machine, space for freezer, pedestrian door leading to integral garage. 12'7 (max) x 8'9



Separate W.C.:

With w.c., wash hand basin and tiled splashback.



Bedroom 1:

With two double and one single built in wardrobes. 12'7 x 11'9

Ensuite with w.c., wash hand basin with tiled splash back, cully tiled walk in shower cubicle with electric shower, shaver point, extractor fan.



Bedroom 2:

12'1 (max) x 11'6



Bedroom 3:

11'6 x 10'5



Bedroom 4:

10'9 x 11'6



Bathroom:

With coloured suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, telephone hand shower over bath with tiled surround, shaver point.



EXTERIOR FEATURES:

Garden to front is laid in lawn with established trees and shrubbery. Screened driveway to front of property leading to integral garage 18'6 x 11'2 with roller door, power points, boiler and access to roof space.

Garden to rear is fully enclosed, laid in lawn and surrounded by mature hedging, trees and shrubs. Paved patio area. Paved paths surrounding property. Additional paved area with attractive trellis. Light to front and rear. Tap and shed to rear.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Very Popular Residential Location

TENURE:

Freehold

CAPITAL VALUE:

£190,000 (£1,862.76)