



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

37 Castleview Park

BT56 8AS

Offers Over £245,000

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A delightful and well laid out three bedroom detached bungalow occupying a generous sized site situated just off the well established Ballywillin Road. Internally, the property has spacious and versatile accommodation throughout and would be ideally suited to a wide spectrum of potential purchasers looking to acquire a home in this beautiful part of the North Antrim coastline. The property is in good decorative order throughout. Located in the popular seaside resort of Portrush, the property benefits from being situated on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and an excellent choice of well known restaurants. This bungalow is sure to create keen interest in an under supplied local market. The selling agent strongly recommends early internal inspection.

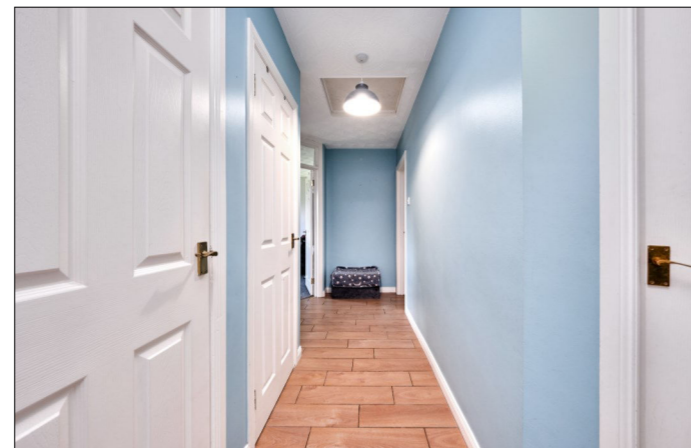
Leaving Portrush heading towards Coleraine on the Ballywillan Road, take your fourth right into Castlevew Park. Take your second right and then first left. No 37 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

4'2 wide with tiled floor, cloaks cupboard, hot press and access to roof space.



Lounge:

With brick surround fireplace and tiled hearth. 16'6 x 11'4



Kitchen / Dining:

With single drainer stainless steel sink unit, range of high and low level unit with tiling between, space for cooker with stainless steel extractor fan above, space for fridge freezer, plumbed for dishwasher, strip lighting, tiled floor. 13'7 x 11'7



Utility Room:

With single drainer stainless steel sink unit, high and low level units, plumbed for automatic washing machine, space for tumble dryer, tiled floor. 11'1 x 5'1



Bedroom 1:

12'7 x 10'7



Ensuite:

With w.c, wash hand basin, fully tiled walk in shower cubicle with electric shower, fully tiled walls, tiled floor, extractor fan.



Bedroom 2:

12'8 x 9'7

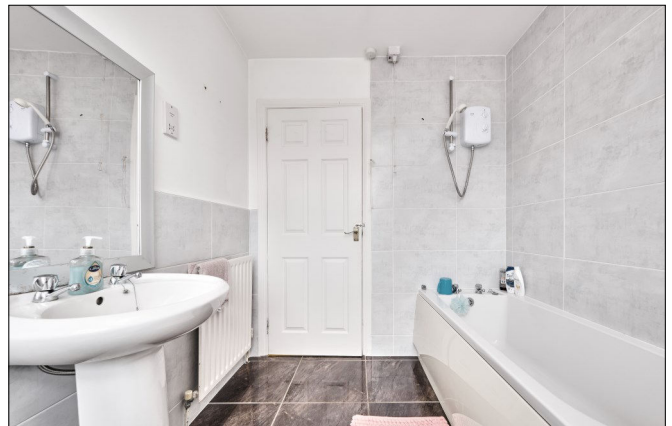


Bedroom 3:

10'3 x 8'6

Bathroom:

With white suite comprising w.c., wash hand basin, electric shower above bath, shaver point, fully tiled walls , tiled floor, extractor fan.



EXTERIOR FEATURES:

Screened driveway to side of property. Garden to front is fully enclosed and laid in lawn.

Light to front and rear. Tap to rear.





SPECIAL FEATURES:

- ** Oil Fired Central Heating With New Boiler & Heating System
- ** PVC Double Glazed Windows
- ** Very Popular Residential Location
- ** Space For Garage

TENURE:

Freehold

CAPITAL VALUE:

£135,000

(Rates: £1,323.54 p/a)