

For Sale

71 Primrose Gardens, Portrush BT56 8SE

Offers Over **£235,000**



Property Overview

- Semi-detached chalet bungalow
- 3 Bedrooms, 1 Reception Room
- Immaculately presented throughout
- Oil fired central heating
- uPVC double glazed windows
- uPVC entrance and rear doors
- uPVC fascia, soffits and downpiping
- Rates: The assessment for the year 2024/2025 is £1078.44
- EPC Rating - E48

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Entrance Hall:
With uPVC entrance door, tiled floor, telephone point.



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Lounge:

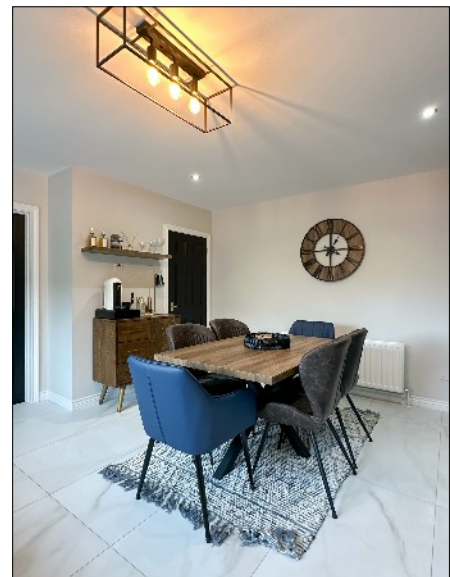
5m x 3.8m (16' 5" x 12' 6") (max) with multi fuel stove set on tiled hearth, television point, wood laminate flooring, built in storage cupboards.



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Kitchen/Dining Area:

4.5m x 4.3m (14' 9" x 14' 1") (max) with eye and low level units, tiled between units, bowl and half sink unit set in Quartz worktops, integrated double eye level oven, integrated induction hob with saucepan drawers below, overhead extractor fan, tiled floor, integrated dishwasher, integrated fridge freezer, wine cooler.



Utility Room:

2.5m x 1.6m (8' 2" x 5' 3")

with storage unit, space for washing machine and tumble dryer, tiled floor, uPVC rear door, boiler.

Shower Room:

Comprising w.c., wash hand basin set in vanity unit, fully tiled shower cubicle with electric shower fitting, tiled floor and part tiled walls, extractor fan, heated towel rail, recessed lighting, LED wall mirror.

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First Floor

Landing:

Hotpress with shelving.

Bedroom (1):

4.6m x 3.1m (15' 1" x 10' 2") (max) with wood laminate flooring.



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Bedroom (2):

3.4m x 3.1m (11' 2" x 10' 2") with wood laminate flooring, skylight window.



Bedroom (3):

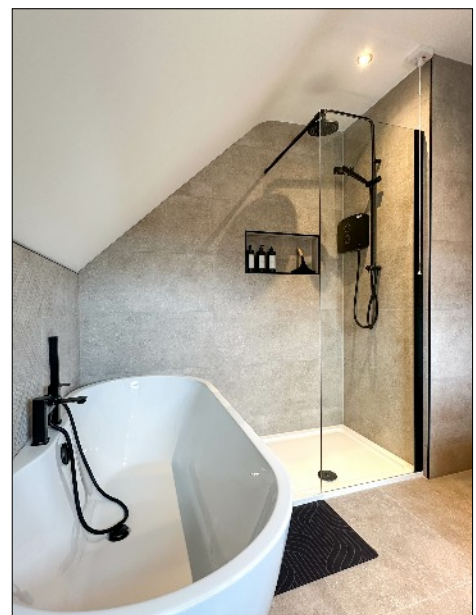
2.8m x 2.3m (9' 2" x 7' 7") with wood laminate flooring, skylight window.



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Bathroom and w.c. Combined:

Comprising floating drawer vanity unit with countertop wash hand basin, w.c., freestanding double ended bath with handheld shower attachment, fully tiled walls, tiled floor, large fully tiled walk in shower area with rainfall shower head off electric shower supply, additional handheld shower fitting, round LED wall mirror, recessed lighting, extractor fan.



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EXTERIOR FEATURES

Stoned to front and side for parking. Rear garden laid in lawn with stoned area. Paved patio area with shrubs and plants to rear. Fence enclosed to rear with gated access. Outside lights to front and rear. Outside tap to rear. Electric power points to rear. PVC oil tank.

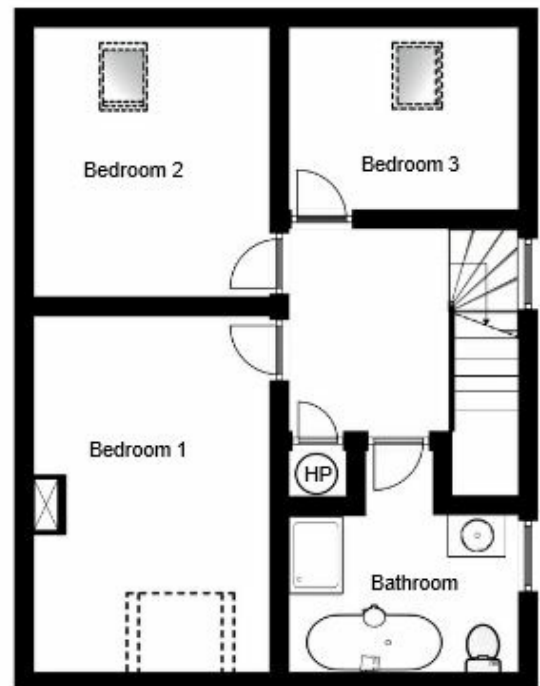


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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

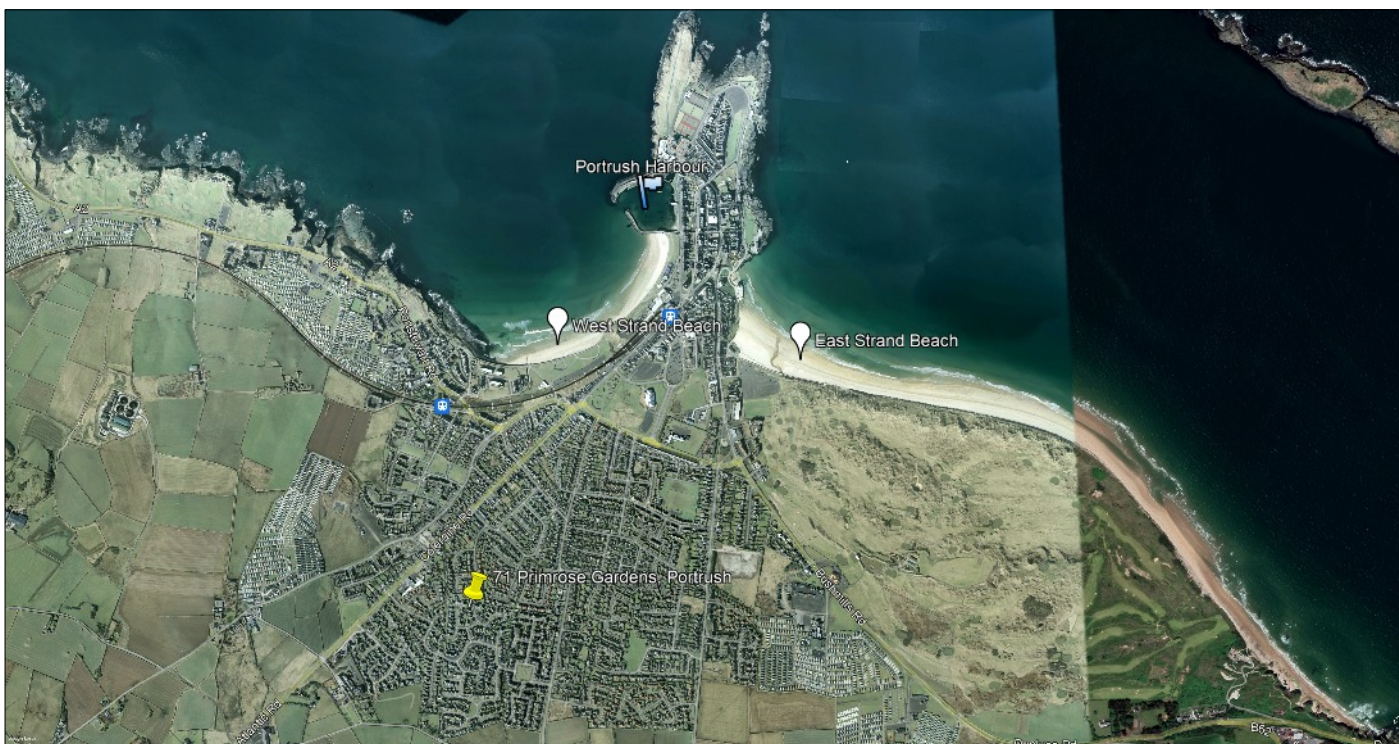
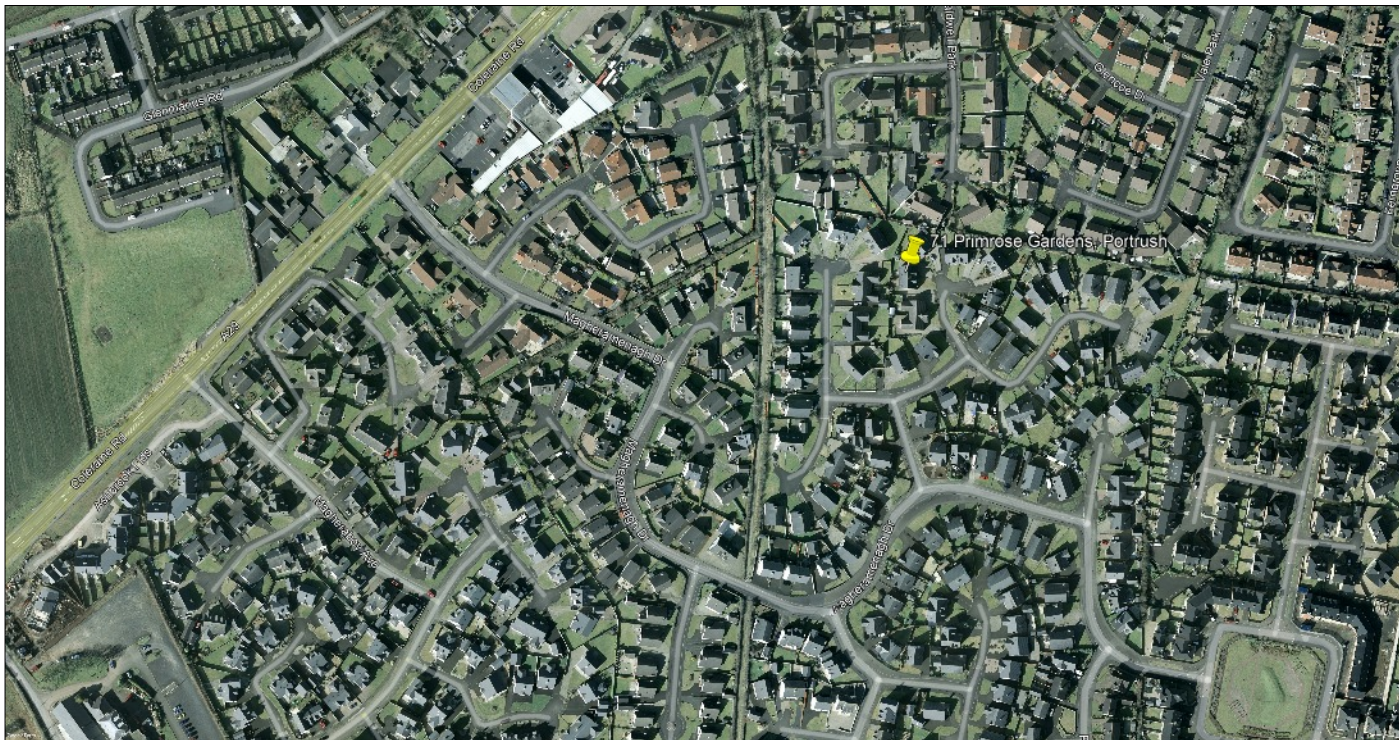
For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
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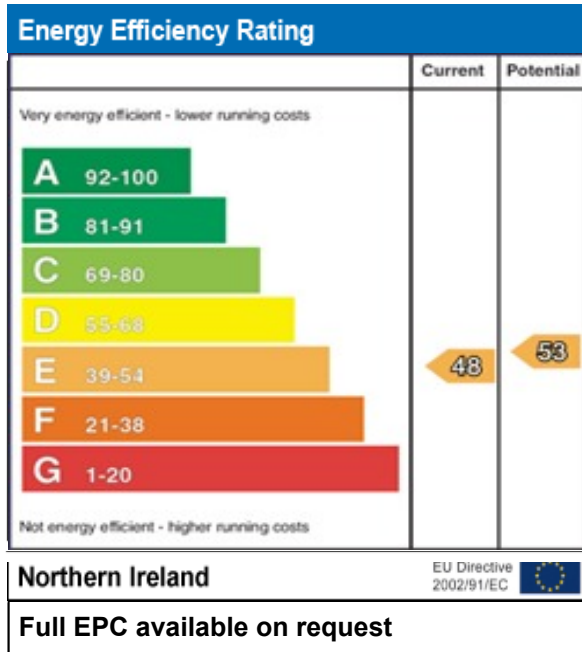
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Property Location:

On approaching Portrush from Coleraine, turn right onto Magheramenagh Drive, right again at the T junction and proceed into the development where you will find Primrose Gardens on the left hand side. Turn right at the next T junction and then left and No. 71 is situated on the left hand side.

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OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE
 PST1486 280524/MH

OUR OFFICE LOCATION



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