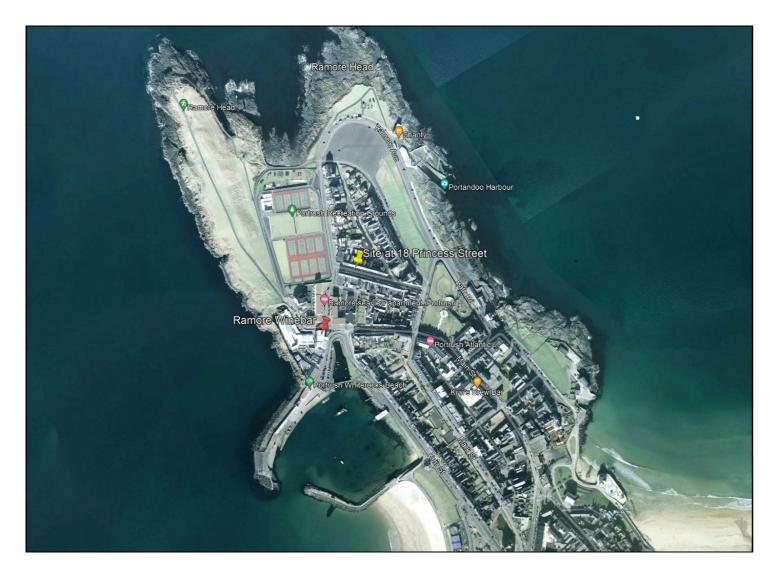
# Fitzgerald Financial Solutions Mortgage & Protection Advice Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover Income Protection - Buildings, Contents & Landlord Insurance Medical Insurance To arrange a consultation or appointment please contact Armstrong Gordon: 028 7083 2000







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# ARMSTRONG GORDON





# **PORTRUSH**

Site at 18 Princess Street & Land to rear BT56 8AX Offers Over £350,000

028 7083 2000 www.armstronggordon.com Deceptively large Mid terrace property but with the rear of the property being double the width of a normal princess street property. The main property was formerly used as a guest house and to the rear there are still the remnants of another former home. This makes the site highly developable subject to necessary consents and is in an area that of late has enjoyed substantial redevelopment.

As you drive around from the Harbour onto Ramore Street, take your second right into Princess Street opposite the former tennis courts and now championship bowling green. No. 18 will be located on your left hand side just a few doors down from the main road.

### **ACCOMMODATION COMPRISES:**

**GROUND FLOOR:** 

**Entrance Porch:** 

**Entrance Hall:** 

4'11 wide with under stairs storage and wood floorboards.

Bedroom:

With tiled surround fireplace, picture rail and cornicing. 14'7 into bay x 12'10

**Dining Room:** 

With brick surround fireplace with tiled hearth and tiled floor. 12'4 x 12'0

Kitchen/Dining Area: 16'7 x 10'9

With single drainer stainless steel sink unit and high and low level units with tiling between.

**FIRST FLOOR RETURN:** 

Landing:

Bedroom 1:

With wood floorboards. 10'9 x 10'2 average

**Bathroom:** 

**FIRST FLOOR:** 

**Bedroom 2:** 

With wash hand basin with tiled splashback. 12'1 x 11'6

Bedroom 3:

With tiled surround fireplace with tiled hearth. 18'2 max x 14'7

Lounge:

SECOND FLOOR RETURN:

Landing:

With storage cupboard.

Bedroom 4:

10'9 x 9'10

Bathroom:

**SECOND FLOOR:** 

### Landing:

With storage cupboard and additional storage cupboard.

### Bedroom 5:

12'2 x 7'7, 11'11 x 10'3

Kitchen:

12'4 x 12'2

Attic Room:

**TENURE:** 17'5 x 10'0 TBC

### **EXTERIOR FEATURES:**

**CAPITAL VALUE:** 

Yard to rear. Outhouse with four rooms and utility room.

£125,000 (Rates: £1163.13 p/a approx.)

## **SPECIAL FEATURES:**

- Plumbed For Oil Heating
- Three Phase Electric Supply
- Formerly Used As A Guest House
- Potential Parking For Multiple Cars
- Double Width To Rear With Remnants Of Former Building Intact
- Very Sought After Location Close To Most Of Portrush's Most Popular Amenities
- Potential For Development Site Into A Multi Unit Development Subject To Necessary Consents
- Rear & Side Access To The Site
- Qualifies As A "Site" Due To Having Been Unoccupied Since 2007. Special 0% VAT Rate Available On All Works To Develop / Bring Back Into Use











### Key to folio labels:

a -AN18150

This map is for location purposes only (Rale 1411) of the Land Registration Flad (Iforthern Ireland) 1994 as amended by paragraph 19 of the Schedule to the Amendment Rakes 2000). Follo boundaries are not guaranteed. (Section 64 of the Land Registration Actification Ireland) 1970). The co-incidence of Land Registry markings and OSMI features may have been affected by revisions of the OSMI map ussequent to registration.

This map has been prepared using the largest scale Land Registry map available for the area. Any future Doed mis should be based on the largest scale OS insh ford Plan available for the area. 18 Fidio boundaires are not conclusive (unless so described on the toblo). See S84 of the Land Registration Act (18) 1970. Where there is any doubt concerning boundaries, the original Instrument or Document Should be inspected.

This copy map shows the location of the lands comprised in the folio listed above

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