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ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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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		56 D
39-54	E	52 E	
21-38	F		
1-20	G		

PORTRUSH

22 Hopfield Park

BT56 8SW

Offers Over £395,000

028 7083 2000
www.armstronggordon.com

A delightful and beautifully well maintained four bedroom detached bungalow occupying a south westerly facing site located in a very much sought after residential area of Portrush. Internally, the property has well laid out accommodation and is in excellent decorative order throughout offering a neutral internal interior and including recently renovated kitchen and bathroom. This beautiful home would be ideally suited to a wide spectrum of buyers looking to move to this beautiful part of the North Antrim coastline. Externally the property benefits from well maintained gardens and patio area taking full advantage of afternoon and evening sun. Located in the popular seaside resort of Portrush, the property enjoys 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 from Coleraine on the Coleraine Road, turn right onto the Loguestown Road at the Magheraboy Hotel. This road will lead onto the Magheraboy Road. Take your next left onto Hopefield Road and Hopefield Park will be your next right. Take your first right and No. 22 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Open Entrance Porch:

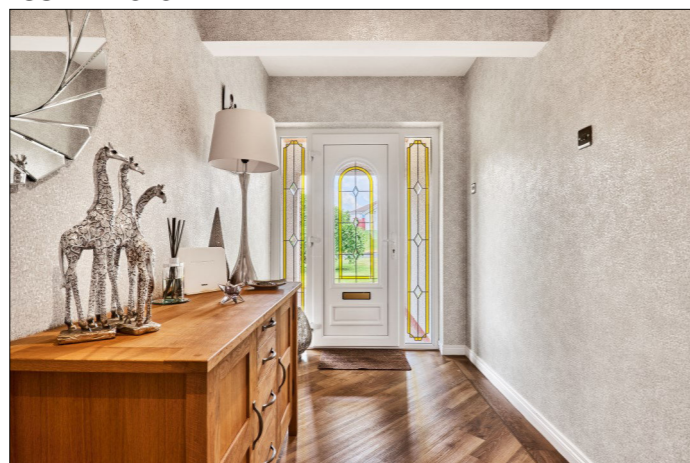
With pine sheeted ceiling and tiled floor.

Entrance Hall:

5'8 wide with cloaks cupboard, hot press, access to roof space, recessed lighting and Karndean flooring.

Lounge:

With marble surround fireplace with cast iron inset and granite hearth, recessed lighting, feature arch window and Karndean flooring. 18'5 x 13'0



Kitchen/Dining Area:

With bowl and a half single drainer stainless steel sink unit, high and low level gloss units with under unit lighting and tiled upstands, space for 'Cook master' featuring 7 gas hob grill, double oven and heating drawer, stainless steel extractor fan above and glass splashback, space for 'American' fridge freezer, plumbed for automatic dishwasher, larder cupboard, saucepan drawers, drawer bank, wine rack, recessed lighting and tiled floor. 16'2 x 15'0



Utility Room:

With single drainer stainless steel sink unit, low level units with tiling above, plumbed for automatic washing machine, space for additional freezer, tiled floor and pedestrian door leading to integral garage. 10'4 x 7'8

Separate W.C.:

With wash hand basin with tiled splashback and tiled floor.

Family Room/Bedroom:

With solid wood floor and PVC French doors leading to rear patio area. Glass panels through to hall. 14'9 x 12'3



Bedroom 1:

With recessed lighting and laminate wood floor. 13'7 x 12'0

Ensuite with w.c., wash hand basin with illuminated mirror above, fully tiled walk in shower cubicle with electric shower and tiled surround, extractor fan, recessed lighting and tiled floor.



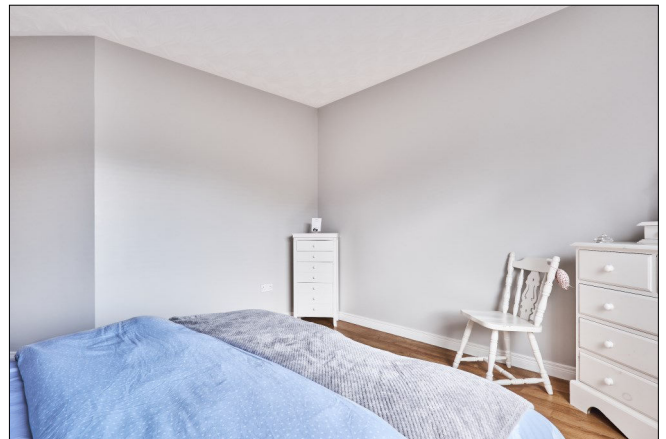
Bedroom 3:

With laminate wood floor. 13'7 x 9'9



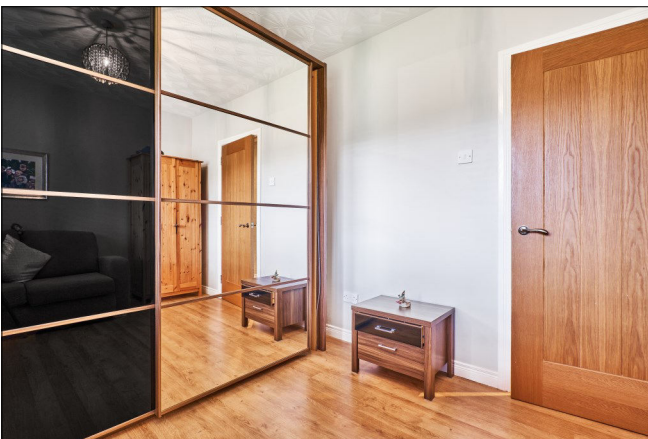
Bedroom 2:

With laminate wood floor. 12'1 x 12'0



Bedroom 4:

With laminate wood floor. 11'4 x 9'9



Bathroom:

With white suite comprising w.c., wash hand basin with illuminated mirror above, fully tiled walk in shower cubicle with rainfall shower head, freestanding bath, fully tiled walls, extractor fan, heated towel rail, recessed lighting and tiled floor.

**EXTERIOR FEATURES:**

Tarmac driveway leading to integral garage 13'5 x 19'3 with roller door, light and power points and boiler. Garden to rear is fenced and laid in lawn with large elevated decking area. Recessed lighting in fascia. Garden to front is laid in lawn with selection of trees, established plants and shrubbery. Light to front.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Excellent Decorative Order

TENURE:

Freehold

CAPITAL VALUE:

£210,000 (Rates: £1954.05 p/a approx.)

