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For Sale

16 Glenvale Avenue, Portrush, Co Antrim, BT56 8HL

Offers Over **£179,950**

Property Overview

- Semi Detached Bungalow
- 3 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed windows (except Sun Porch and outside Utility / Store)
- Extensively renovated to include fully rewired, re-plastered, new fireplace, sanitary ware, carpets and floor coverings, new cottage slatted internal doors with modern brushed aluminium handles, fully repainted internally and externally
- South facing private garden to rear
- Ideal holiday home/ first time buyer or retirement property
- Close to all local attractions including West Strand Beach and Royal Portrush Golf Club
- Rates: The assessment for the year 2018/2019 is £872.63
- EPC rating - F29

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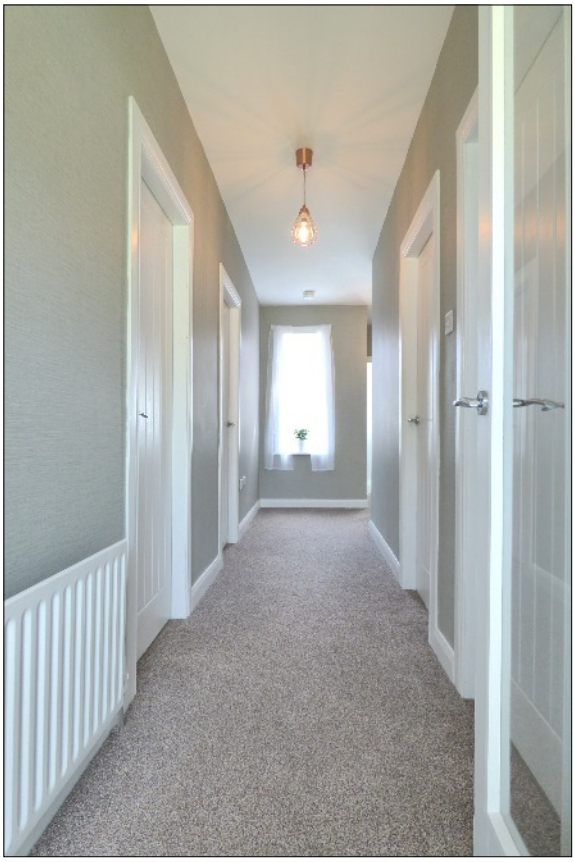

ENTRANCE PORCH:
uPVC double glazed front door, glazed door into:

ENTRANCE HALL:
With cloaks cupboard, two smoke alarms, telephone point.

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LOUNGE:
16'11 x 10'10 (5.16m x 3.30m) with modern white fireplace, cast iron inset, tiled hearth, television point, original cornice.

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DINING ROOM:
10'0 x 9'9 (3.05m x 2.97m) with double storage cupboard, hot press and immersion cupboard, smoke alarm.
Open to:

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KITCHEN:
14'5 x 5'7 (4.39m x 1.70m) with eye and low level units, single drainer stainless steel sink unit, tiled between units, extractor fan, space for free standing cooker, space for free standing fridge / freezer, Beko washing machine concealed behind unit, full length larder unit, smoke alarm, access to roof space, uPVC door to:

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SUN PORCH:
12'5 x 8'4 (3.78m x 2.54m) with oil fired burner, Perspex ceiling, hardwood door to rear garden.

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BEDROOM 1:
10'0 x 9'1 (3.05m x 2.77m) with television point.

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BEDROOM 2:
9'1 x 8'5 (2.77m x 2.57m) with television point.

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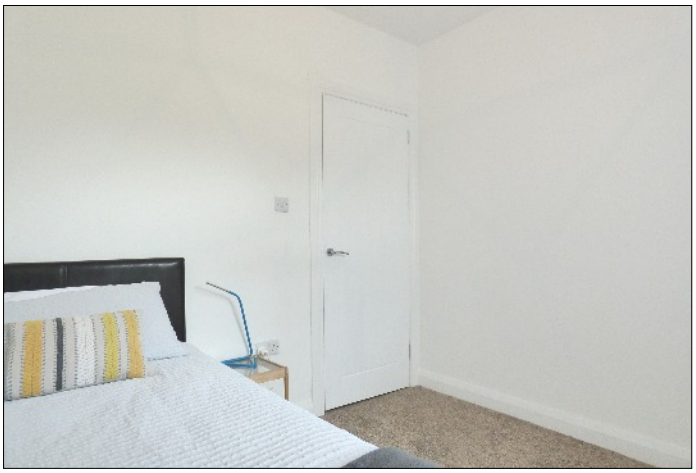

BEDROOM 3:
8'10 x 8'5 (2.69m x 2.57m) with television point.

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SHOWER ROOM AND W.C. COMBINED:
Comprising fully tiled shower enclosure with wide shower tray and Mira Enthuse electric shower fitting, w.c., wash hand basin, extractor fan, half tiled walls, heated towel rail, fitted wall mirror.

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EXTERIOR FEATURES
Garden to front laid in lawn with wall to front, paviour bricked driveway, carport to side. Garden to rear laid in lawn enclosed with an array of shrubs, hedging and flowers, patio area to rear, outside light, outside water tap, PVC oil tank.

OUTSIDE UTILITY / STORE:
20'2 x 8'0 (6.15m x 2.44m) with pedestrian door to side, plumbed for washing machine, light and power point.

PLEASE NOTE: This property is being sold on behalf of a Partner of McAfee Portstewart.

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FLOOR PLANS

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.

MISREPRESENTATION CLAUSE: McAfee Portstewart, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are Intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Portstewart for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:
On approaching Portrush along the Coleraine Road, approximately 300 meters before the Metropole roundabout turn right onto Glenvale Avenue and Number 16 is situated on the right hand side.

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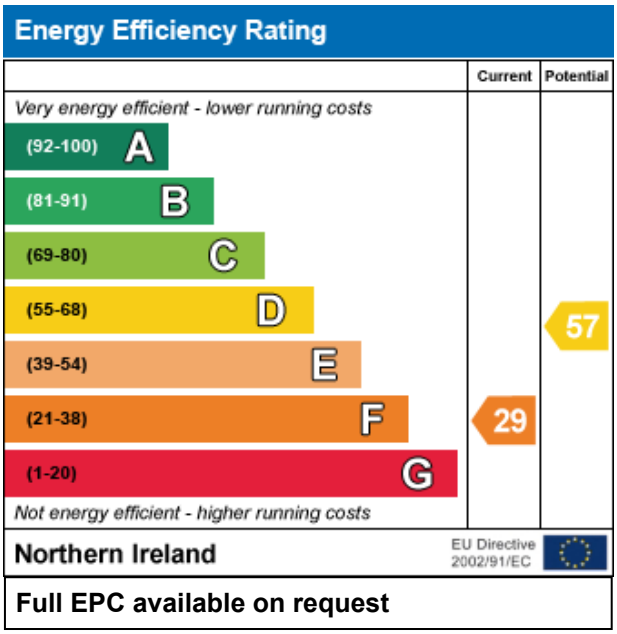

OFFICE OPENING HOURS

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
PST1237 170818/SH

OUR OFFICE LOCATION

FOLLOW US ON FACEBOOK

The Property Ombudsman