

For Sale

4 Apollo Crescent, Portrush, County Antrim, BT56 8SA

Offers Over £249,500



Property Overview

- Detached Bungalow
- 4 Bedrooms, 2 Reception Rooms
- Woodgrain uPVC double glazed windows and doors
- Oil fired heating
- Enclosed garden to rear with large shed and summer house
- uPVC fascia, soffits and guttering
- Cul-de-sac location in a popular residential area of Portrush
- Rates: The assessment for the year 2019/2020 is £1598.03
- EPC Rating - E40

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ENTRANCE PORCH:

With leaded glass panelled door and side panel, mahogany glass panelled door and side panel to:



ENTRANCE HALL:

With cloaks cupboard, hot press, cornice, telephone point, access to roof space.

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**LOUNGE:**

5.66m x 3.99m (18' 7" x 13' 1") with mahogany surround fireplace with tiled inset and hearth, cornice, television point, wired for wall lights, piped for gas fire.

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KITCHEN:

4.06m x 3.99m (13' 4" x 13' 1") with oak eye and low level units including larder unit, tiled between units, Leisure one and a half bowl stainless steel sink unit, plumbed for dishwasher, Bosch hob, Electrolux double oven, extractor fan, strip lighting, telephone point, Karndean flooring.

UTILITY ROOM:

3.66m x 2.79m (12' 0" x 9' 2") with eye and low level units, single drainer stainless steel sink unit, plumbed for washing machine, vent for tumble dryer, tiled above work top, Woodgrain uPVC glass panel door to integral Garage.



DINING ROOM:

4.37m x 3.68m (14' 4" x 12' 1") with glass panelled door and side panels from hall, television point.

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**BEDROOM (1):**

4.06m x 3.76m (13' 4" x 12' 4") with cornice.

EN-SUITE:

Comprising tiled shower cubicle with Redring electric shower fitting, wash hand basin, w.c., half tiled walls, wall light with shaver point.

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BEDROOM (2):

3.68m x 3.45m (12' 1" x 11' 4") with cornice.

BEDROOM (3):

4.06m x 3.48m (13' 4" x 11' 5") (Max) with cornice.



BEDROOM (4):

4.06m x 3.45m (13' 4" x 11' 4") with cornice, low level units with workbench.



BATHROOM AND W.C. COMBINED:

Comprising panel bath with telephone hand shower, wash hand basin set in vanity unit, w.c., fully tiled walls, wall light with shaver point, tiled shower cubicle with Mira electric shower fitting.

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EXTERIOR FEATURES

Exterior tiled porch with outside light, wooden panelled ceiling. Garden laid in lawn to front with screened shrub bed enclosed by low level fencing. Paviour driveway and parking. Garden laid in lawn to rear and side enclosed by mature hedging and fencing. Feature screened bed and raised bed to rear. Greenhouse. Wooden garden shed. Large wooden work shed. Wooden Summer house. Pedestrian gates to sides. Outside light to rear.

INTEGRAL GARAGE:

6.76m x 3.51m (22' 2" x 11' 6") with electronic roller door, boiler, strip lighting, power points, 2 steps down from utility room. 2 wooden single glazed windows above roller door.

FLOOR PLANS



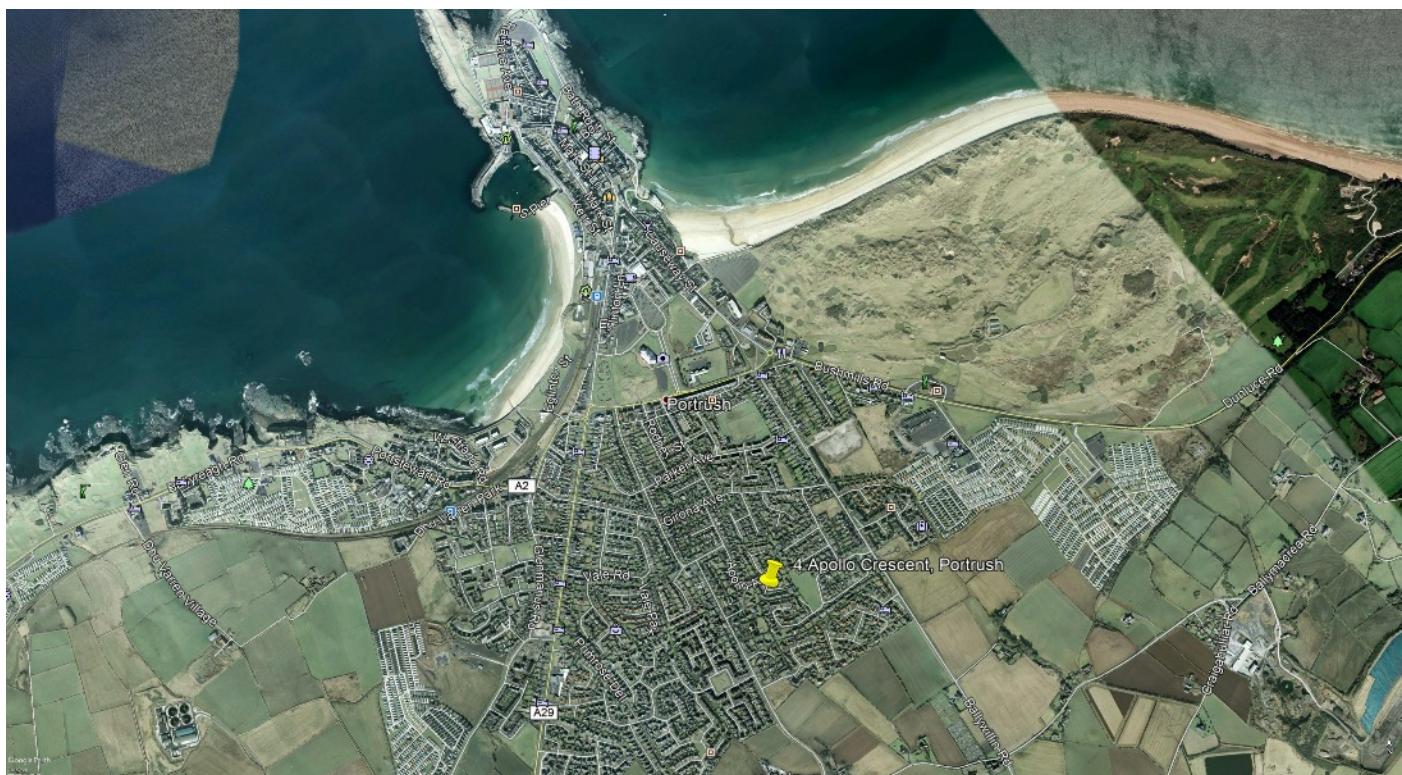
For illustrative purposes only. Not to scale.

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.

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Property Location:

On leaving Portrush along the Ballywillin Road, turn right onto Girona Avenue, then take the fourth turning on the right onto Apollo Avenue, proceed to the top of Apollo Avenue and turn right onto Apollo Crescent and Number 4 is situated on the right hand side

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	44
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	
Full EPC available on request			

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

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PROPERTY REFERENCE
PST1271 130519/SH

OUR OFFICE LOCATION



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