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For Sale

7 Skerryview, Craigahullier, Portrush, BT56 8NJ

Offers Over **£129,950**

Property Overview

- Detached Bungalow
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- Wooden double glazed windows
- Located in a semi rural location about 1 mile outside Portrush
- Partial sea and coastline views from the rear of the property
- Rates: The assessment for the year 2019/2020 is £901.45
- EPC Rating - E53

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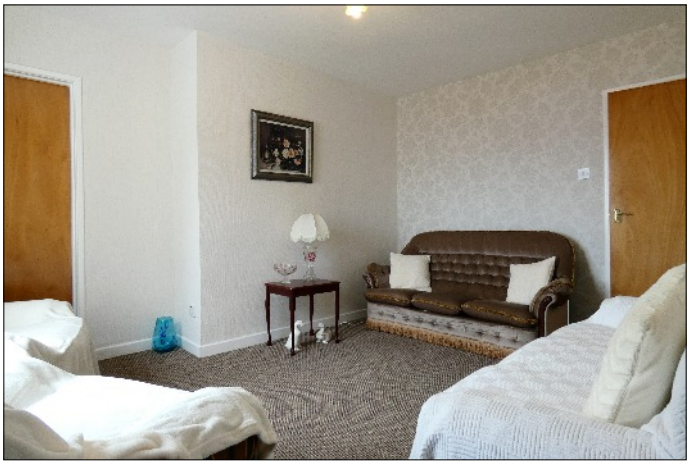
ENTRANCE PORCH:
With Woodgrain uPVC stained glass panel front door, wooden glass panel door to:

ENTRANCE HALL:
With telephone point.



LOUNGE:
4.32m x 3.66m (14' 2" x 12' 0") (Max) with television point, doors to Kitchen and Bedroom (3).

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KITCHEN / DINING AREA:
5.05m x 3.02m (16' 7" x 9' 11") (Max) with eye and low level units, single drainer stainless steel sink unit, tiled between units, space for cooker, plumbed for automatic washing machine, extractor fan, access to roof space.

REAR PORCH:
With uPVC rear door and storage.

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BEDROOM (1):
3.63m x 3.05m (11' 11" x 10' 0")

BEDROOM (2):
3.05m x 2.87m (10' 0" x 9' 5") with hot press and over head storage.

BEDROOM (3):
3.05m x 2.87m (10' 0" x 9' 5") off Lounge.

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SHOWER ROOM AND W.C. COMBINED:
Comprising PVC panelled large shower cubicle with mains shower fitting, wash hand basin, w.c., part PVC panelled and part tiled walls, extractor fan.

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EXTERIOR FEATURES
Garden laid in lawn to front with screened shrub and flower beds enclosed by fencing and vehicular gates. Paved areas to front. Tarmac driveway and areas to the sides, one side leading to gate and the other side leading to Store. Garden laid in lawn to rear with paved and concrete areas to rear, enclosed by wall and fencing. Screened flower and shrub beds to rear. Outside light to front and rear. PVC oil tank and guttering. Water tap to rear. Boiler House. Store to rear with utility room and separate w.c.. Two further stores to rear suitable for games / play room.

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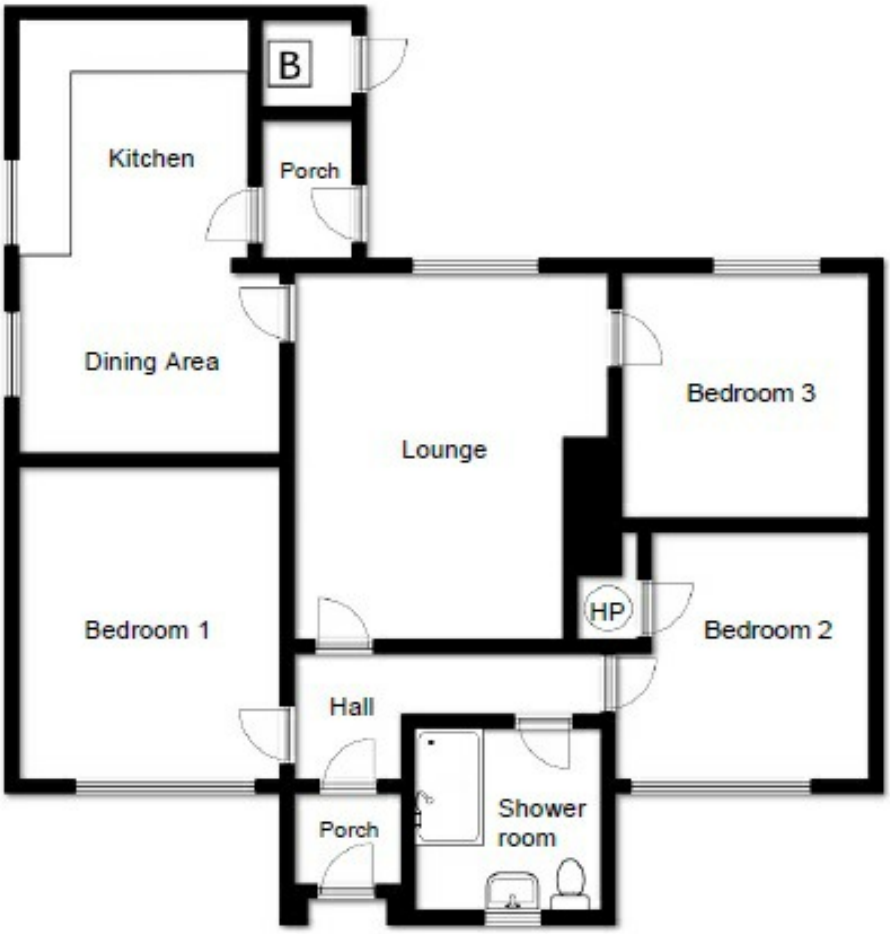
FLOOR PLANS



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.

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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.
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.
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8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:
On leaving Portrush along the Ballywillan Road, turn left onto Ballymacrea Road, at Craigahulliar, turn right onto Craigahulliar Road and Number 7 Skerryview is situated on the right hand side.

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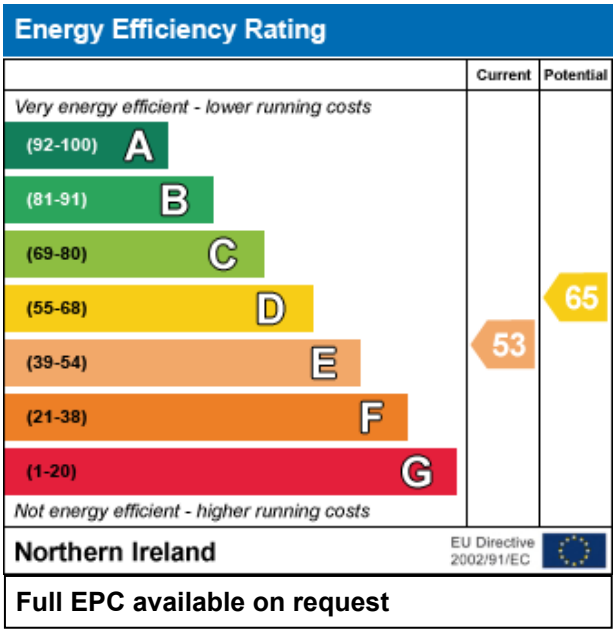

Full EPC available on request

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

PROPERTY REFERENCE
PST1281 230719/RT

OUR OFFICE LOCATION

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The Property Ombudsman