



PAUL ROBINSON MORTGAGES

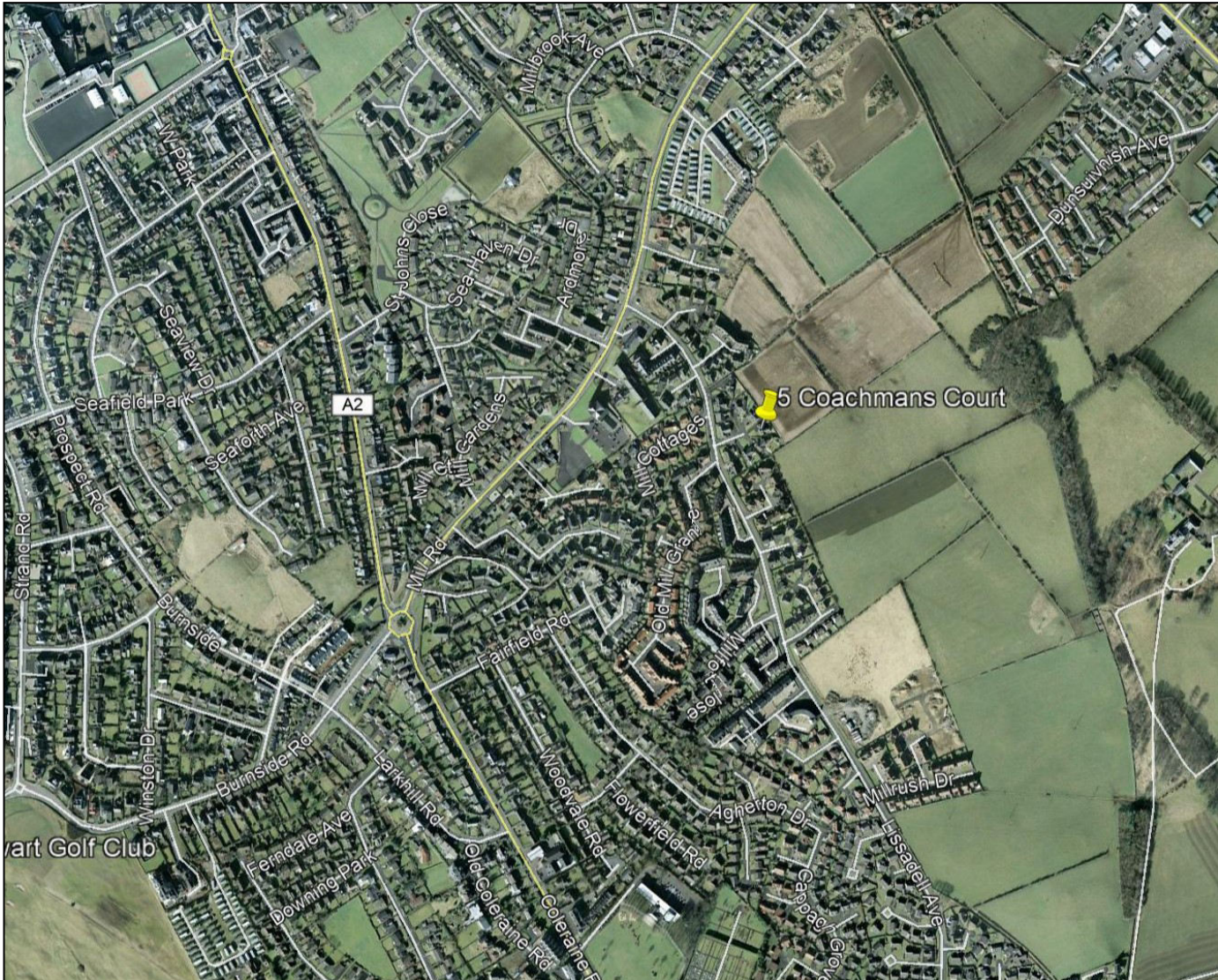
INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:
ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.
Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170





ARMSTRONG GORDON

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THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

PORTSTEWART

5 Coachman's Court

BT55 7FA

Offers Around £355,000

028 7083 2000
www.armstronggordon.com

A delightful 4 bedroom architect designed home sitting on an elevated choice site with partial views across Portstewart and Donegal Headlands. The property was built circa 1995 to a most exacting specification and incorporating a host of additional features. Internal inspection will reveal spacious well planned living and kitchen areas ideal for family living and entertaining. The deceptive interior exudes a homely ambience and enjoys spacious garden area to front and rear. We would encourage internal inspection at the earliest opportunity.

Approaching Portstewart on the Coleraine Road take your third left at the Burnside roundabout onto the Mill Road. Take your fourth right at the Medical Centre onto Lissadell Avenue. Take your third left onto Coachmans Court and No 5 will be located straight in front of you.

Entrance Hall: **ACCOMMODATION COMPRISES:**

7'11 wide with solid mahogany parquet flooring.

Separate Bathroom:

With w.c, wash hand basin and tiled floor.



Lounge:

With plaster coving, cast iron fireplace with mahogany surround, slate hearth and gas fire. 26'7 x 13'



Family Room:

With cast iron fireplace with tiled hearth and mahogany surround. 13'9 x 13'7



Dining Room:

With double doors to kitchen. 12'6 x 11'10



Kitchen:

With stainless steel sink unit, high and low level oak units with tiling between, granite worktops, recess with large style cooker, built in dishwasher, drawer bank, wine rack, wooden beams, tiled floor and tiled walls. 14'7 x 12'11



Utility Room:

With tiled floor. 13'1 x 6'0



Bedroom 4:

With cloaks cupboard. 10'7 x 8'4



FIRST FLOOR:

Landing:

With storage cupboard and entrance to storage area in the eaves, additional storage cupboard in eaves and large walk in hot press.

Bedroom 1:

With wood laminate floor. 13'5 x 11'1

Ensuite off with w.c ,wash hand basin, fully tiled walk in shower cubicle and tiled floor.



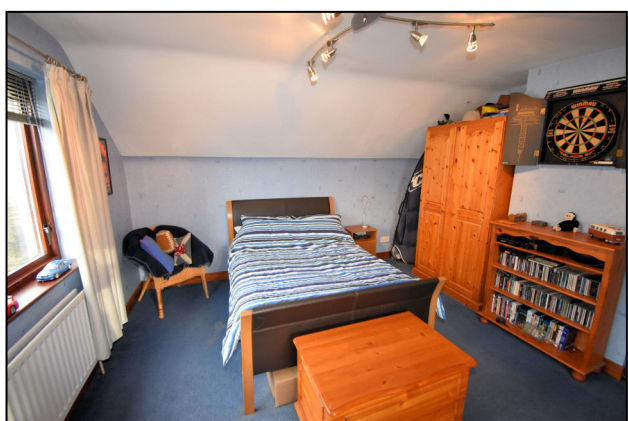
Bedroom 2:

17'2 x 12'4



Bedroom 3:

16'9 x 11'8



Bathroom:

With white suite comprising w.c, wash hand basin, fully tiled walk in shower cubicle, fully tiled walls and extractor fan. 12'2 x 9'9

**EXTERIOR FEATURES:**

Outside to rear there is a large walled and fenced in tar-mac parking area extending to large garage (18'4 x 11'9) with PVC roller door and oil fired burner. Outside to front there is a garden laid in lawn and tar-mac parking area.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Mahogany Double Glazed Windows
- ** Integral Garage With PVC Roller Door
- ** Burglar Alarm
- ** Popular Residential Location
- ** Views To Front Over Donegal Headland & Sea
- ** Prime Top Of Cul-De-Sac Position

TENURE:

Freehold

CAPITAL VALUE:

£310,000 (Rates: £2624.46 p/a)

