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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
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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ARMSTRONG GORDON



| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92 plus | | |
| B 81-91 | | |
| C 69-80 | | |
| D 55-68 | | 62 |
| E 39-54 | 41 | |
| F 21-38 | | |
| G 1-20 | | |
| Not energy efficient - higher running costs | | |

PORTSTEWART

26 Larkhill Road

BT55 7JA

Offers Over £285,000

028 7083 2000
www.armstronggordon.com

A delightful four bedroom detached chalet bungalow which has been renovated to an excellent standard throughout including new kitchen and bathrooms. The property itself is both bright and spacious and has been very tastefully decorated right through with a neutral theme. This is definitely a unique opportunity to acquire a splendid family or indeed holiday home in this wonderful part of Portstewart. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments. We are confident that on internal appraisal one will appreciate the home and location which is on offer so therefore highly recommend early internal inspection.

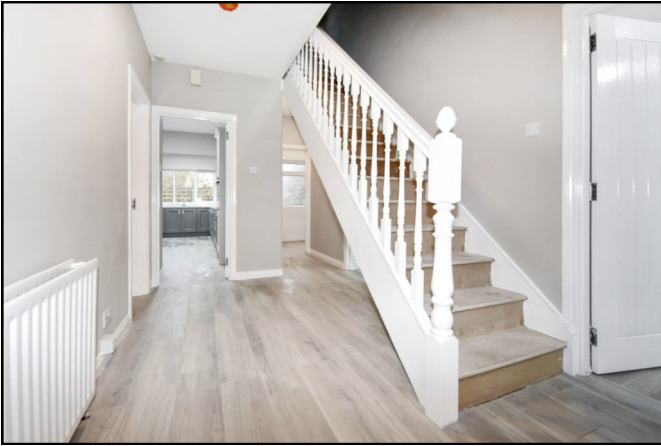
Approaching Portstewart on the Coleraine Road, take your first left after Flowerfield Arts Centre onto Larkhill Road. No 26 will be located on your right hand side.

ACCOMMODATION COMPRISES:

Entrance Porch:
With views over sea and Donegal Headlands, tiled floor.

Entrance Hall:
4'8 wide with stairs to first floor and tiled floor.

Lounge:
Fireplace recess with multi fuel stove, archway to dining room, tiled floor. 17'2 x 11'5.



Kitchen:
With bowl and a half sink unit, high and low level built in units with tiling between, integrated stainless steel oven and hob with extractor fan above, integrated fridge freezer and dishwasher, saucepan drawers, drawer bank, wine rack. 20'5 x 8'3.



Dining Room:
With tiled floor. 10'10 x 7'4



Bedroom 1 :
With laminate wood floor. 10'5 x 8'11
Ensuite with white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with power shower, bath with hand shower and tiling above , vanity unit, chrome towel rail, storage cupboard, extractor fan, tiled floor.



Bedroom 2:
With built in bedroom furniture comprising two double wardrobes, one single mirrored wardrobes and two bed side lockers, laminate wood flooring. 11'8 x 10'10



Shower Room:

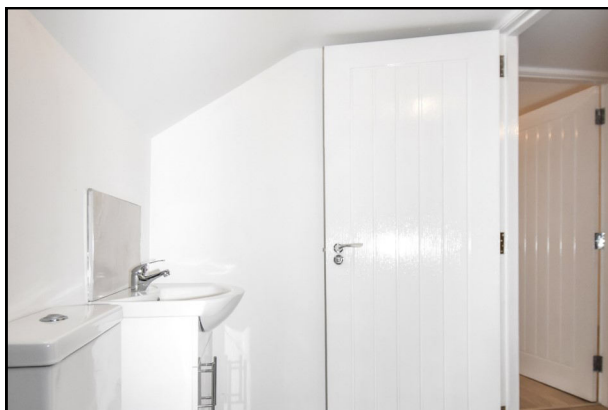
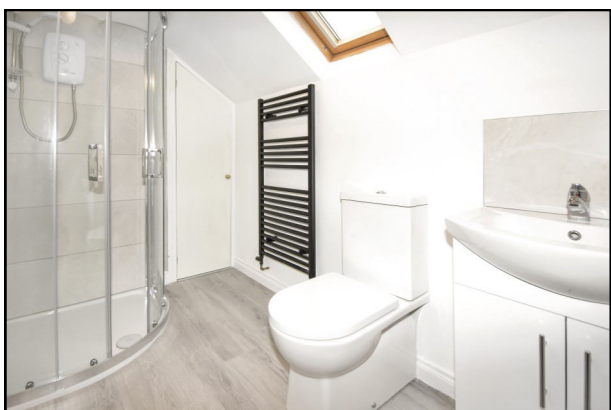
With wc, wash hand basin, vanity unit, fully tiled walk in shower cubicle, shaver point, extractor fan and tiled floor.

FIRST FLOOR**Bedroom 3 :**

With built in wardrobe and laminate wood floor. 14'4 x 8'4

**Shower Room:**

With w.c., wash hand basin, fully tiled walk in shower cubicle, vanity basin, towel rail, tiled floor.

**Bedroom 4**

With built in wardrobe, built in storage cupboard, laminate wood flooring. 13'9 x 9'0



EXTERIOR FEATURES:

Outside to front there is a garden laid in lawn with paved drive extending to attached garage with electric PVC roller door. To rear there is a fenced in lawn with raised timber decking area and outside shed. Separate outside utility room with boiler, stainless steel sink unit, plumbed for automatic washing machine and tumble drier.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows And Doors
- ** Partial Sea Views To Front
- ** Very Popular Residential Area
- ** Attached Garage
- ** Burglar Alarm

TENURE:

Freehold

CAPITAL VALUE

£170,000 (Rates:£1393.15 p/a)

