



# 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



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		69
<b>D</b> 55-68	58	
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

## PORTSTEWART

8 Burnside

BT55 7LF

Offers Over £195,000

Closing Date: Tuesday 23rd March @ 12 noon approx.



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

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028 7083 2000  
www.armstronggordon.com

A delightful 3 bedroom detached house situated within a short distance of Portstewart Golf Club and Strand beach. This very well maintained property offers well proportioned accommodation throughout. Externally the property offers private parking and small garden area to rear. This is a wonderful opportunity to acquire a great home in an outstanding location in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road take your first left at the Burnside roundabout onto the Burnside Road. Take your first right onto Burnside Avenue and No. 8 will be the first house on your left.

**ACCOMMODATION COMPRISES:**

**Entrance Hall:**

3'5 wide with laminate wood floor and stairs leading to first floor.

**Open Plan Kitchen / Lounge / Dining:**

20'7 x 13'7

**Lounge Area:**

With wood surround fireplace having tiled inset and hearth, wired for wall lights and laminate wood floor.



**Kitchen Area:**

With stainless steel sink unit, high and low level units with tiling between, space for cooker with extractor fan above, space for fridge, plumbed for automatic washing machine and drawer bank.



**Bathroom:**

With white suite comprising w.c., wash hand basin, shower over bath, half tiled walls, tiled floor, hot press, immersion heater, under stairs storage cupboard and space for tumble dryer.



**FIRST FLOOR:**

**Landing:**

**Bedroom 1:**

With laminate wood floor. 12'6 x 12'3



**Bedroom 2:**

With laminate wood floor. 12'2 x 7'10



**Bedroom 3:**

With built in wardrobe and laminate wood floor. 9'5 x 8'3



**EXTERIOR FEATURES:**

Outside to rear there is a fenced in garden with asphalt finish. Outside to front there is a walled in garden with asphalt finish.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows & Doors
- \*\* Much Sought After Residential Location
- \*\* Close To Golf Course & Strand Beach

**CAPITAL VALUE:**

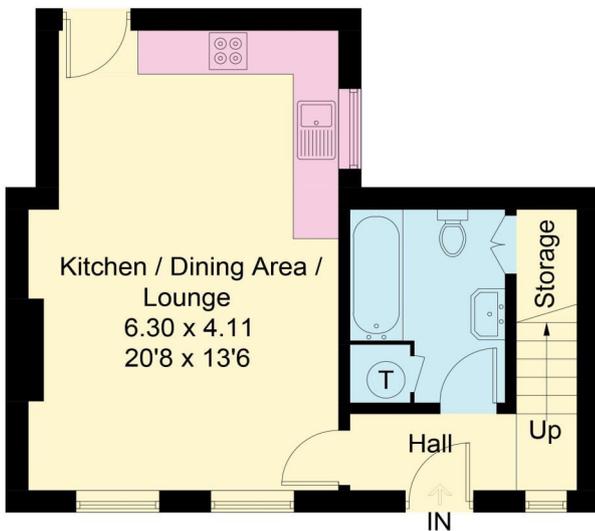
£140,000 (Rates:£1,185.24 p/a)

**TENURE:**

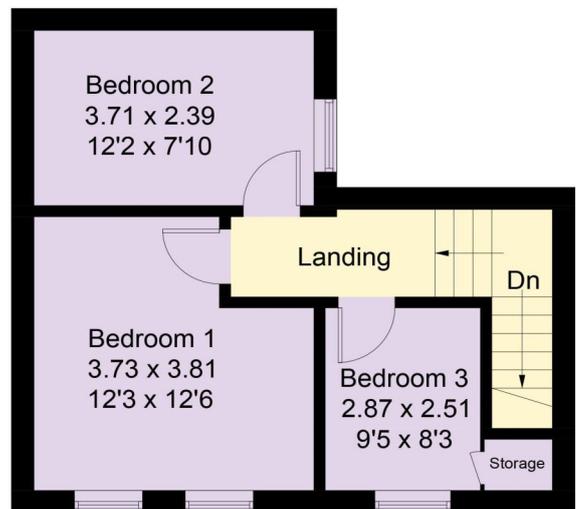
Freehold

**8 Burnside, Prospect Road**

Approximate Gross Internal Area = 72.7 sq m / 782 sq ft



**Ground Floor**



**First Floor**



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID331393)