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ARMSTRONG GORDON

& Company Limited

THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

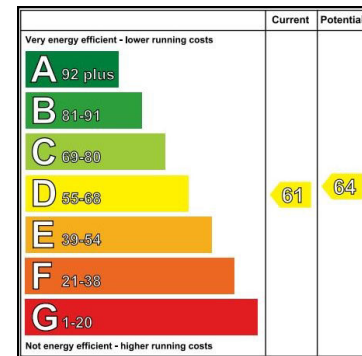


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# ARMSTRONG GORDON



## PORTSTEWART

3 Coachmans Court

BT55 7FA

Offers Over £295,000

028 7083 2000  
[www.armstronggordon.com](http://www.armstronggordon.com)



A delightful 4 bedroom architect designed home sitting on an elevated choice site with generously proportioned garden areas to front and rear. The property was built circa 1995 and offers great family living space right through. 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 also has the added benefit of a fully floored attic offering additional space. 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 3 will be located on your left hand side.

ACCOMMODATION COMPRISES:

**Entrance Porch:**  
With tiled floor.

**Entrance Hall:**  
6'10 wide with storage cupboard, hot press, immersion heater and laminate wood floor.

**Lounge:**  
With tiled fireplace and marble hearth with wood surround. 18'10 x 14'3



**Living/Dining:**  
With brick fireplace, wood stove, solid oak floor and recessed lights. 31'10 x 10'8



**Kitchen:**  
With Belfast sink unit, high and low level units with tiling between, integrated stainless steel oven with integrated gas hob, space for fridge freezer, integrated dishwasher, breakfast bar, marble worktops, microwave shelf, saucepan drawer and slate floor. 15'2 x 11'10



**Utility Room:**  
With stainless steel sink unit, high and low level units with tiling between, plumbed for automatic washing machine, plumbed for tumble dryer and slate floor. 8'4 x 5'8

**Bedroom 1:**  
With two double built in wardrobes, three single built in wardrobes and integrated drawers. 13'5 x 11'6

**Ensuite** off comprising w.c, wash hand basin, fully tiled walk in shower cubicle, extractor fan and fully tiled walls.



**Bedroom 2:**  
With laminate wood floor. 14'7 x 11'1





**Bedroom 3:**

With double built in wardrobe, two single built in wardrobes and over head storage cupboard.  
11'9 x 10'5

**Bedroom 4:**

13'10 x 8'2

**Bathroom:**

With white suite comprising w.c, wash hand basin, fully tiled walk in shower cubicle, claw foot bath with tiling above and extractor fan.

**EXTERIOR FEATURES:**

Outside to rear there is a raised garden laid in lawn, decking area and paved patio area. Outside to front there is a garden laid in lawn with additional paved patio to side.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows & Doors
- \*\* Integral Garage With Remote Control Roller Door
- \*\* Good Decorative Order
- \*\* Elevated Position
- \*\* Burglar Alarm

**TENURE:**

Freehold

**CAPITAL VALUE:**

£300,000(Rates:£2539.80 p/a)

