



# 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

& Company Limited

THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



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# 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	80	80
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

## PORTSTEWART

8 Station Park

BT55 7UA

Offers Over £345,000

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



Constructed circa 2015, this is a very attractive five bedroom detached house extending to approximately sq ft of spacious living accommodation and benefiting from gardens to front and rear and being located in a particularly popular residential area. In excellent decorative order throughout, the property provides ample and flexible accommodation right through. Located in Portstewart, literally on your doorstep are scenic coast walks, award winning beaches and some of the finest eating establishments on the North Coast. This excellent property is without doubt suited to families looking an abundance of space in this highly regarded part of town. We highly recommend internal appraisal at your earliest convenience to appreciate this fine home.

Approaching Portstewart on the Station Road, take your second left after the Cromore Halt restaurant into Station Court. Take your immediate right left at the green and No 8 will be the last house on your left hand side

ACCOMMODATION COMPRISES:

**Entrance Hall:**  
5'11 wide with recessed lighting and laminate wood floor.



**Separate w.c.:**  
With w.c., wash hand basin set in vanity unit, tiled floor.



**Bedroom 5:**  
With laminate wood floor. 9'3 x 9'3

**Lounge:**  
With solid fuel stove, recessed lighting, wood floor. 22'7 x 16'8 (overall)



**Open Plan Kitchen / Dining / Living /Utility Area:**  
26'3 x 16'0

**Kitchen Area:**  
With Frankie bowl and a half sink unit set in marble worktop, high and low level built in units, integrated double oven, integrated 5 ring gas hob with extractor fan above, integrated fridge/freezer and dishwasher, saucepan drawers, recessed lights, tiled floor.

**Living / Dining Area:**  
With recessed lights.



**Utility Area:**  
With stainless steel sink unit, high and low level built in units, plumbed for automatic washing machine and tumble dryer, tiled floor, extractor fan.



### **Conservatory:**

With ceiling fan. 12'7 x 9'0



### **FIRST FLOOR:**

#### **Landing:**

With hot press and immersion heater.



#### **Bedroom 1:**

With triple built in wardrobes and recessed lights. 13'0 x 11'11

**Ensuite** with w.c., wash hand basin, fully tiled walk in shower cubicle, chrome towel rail, tiled floor.



#### **Bedroom 2:**

11'2 x 13'10



**Bedroom 3:**

13'6 x 10'5

**Bedroom 4:**

12'8 x 9'11

**Bathroom:**

With white suite comprising w.c., wash hand basin set in vanity unit with storage below, bath with tiling above, fully tiled walk in corner shower cubicle, tall chrome towel rail, recessed lights, tiled floor.

**EXTERIOR FEATURES:**

Outside to front there is a garden laid in lawn. To side there is a tarmac drive extending to detached garage 19'3 x 12'4 with remote controlled PVC roller door, light and power points, log store to rear. Outside to rear there is a garden laid in lawn with paved patio area.





### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows & Doors
- \*\* Detached Garage
- \*\* Excellent Decorative Order Throughout
- \*\* Large Spacious Garden With Southerly Aspect

### **CAPITAL VALUE**

£260,000 (Rates: £2,201.16)

### **TENURE:**

Freehold

### **MANAGEMENT COMPANY:**

Please note that all purchasers will become a shareholder in a management company formed to maintain communal grounds to the front of the property. Current service charge £270.00 (24.08.2020)