



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





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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		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

PORTSTEWART

3 Hatheran Gardens

BT55 7UF

Offers Over £195,000

028 7083 2000
www.armstronggordon.com

A beautiful 3 bedroom semi-detached house extending to approximately 1,100 square feet of extremely comfortable living space and situated within a development which has a reputation synonymous with style and impeccable workmanship. Constructed circa 2017 by the well renowned contractors O'Kane Homes, internally the bright and spacious accommodation provides a fantastic contemporary feel with no detail overlooked to ensure maximum comfort and a serene sanctuary to relax and unwind. Externally the property enjoys a fully enclosed rear garden in immaculate condition. Practically on the doorstep of the North Coast, this elegant home lends itself to the gateway of many of the North Coast's finest attractions including the Giant's causeway, championship golf courses, beaches and an excellent choice of first class eating establishments.

Approaching Portstewart on the Coleraine Road, take your first right after Tesco onto the Agherton Road. Take your third left onto Lissadell Avenue and the Hatherans development will be your fourth right.

ACCOMMODATION COMPRISES:

Entrance Hall:
3'7 wide with tiled floor.

Separate w.c.:
With w.c., wash hand basin with tiled splashback, tiled floor, extractor fan.

Lounge:
With T.V. point. 13'5 x 12'1



Kitchen /Dining:
16'2 x 16'8 (overall)

Kitchen Area:
With stainless steel sink unit set in granite worktop with ups, high and low level units with under unit lighting, integrated oven and ceramic hob with splashback and extractor fan above, integrated fridge freezer, integrated dishwasher, integrated slim line wine fridge, drawer bank with saucepan drawers, concealed pull out bin drawers, open display shelving, recessed lights, tiled floor.



Dining Area:
With T.V. point and large sliding doors to rear garden.



Utility Room:
With stainless steel sink unit, low level cupboards, plumbed for automatic washing machine and tumble dryer. 5'2 x 4'9

FIRST FLOOR:
Landing:
With hot press and access to roof space.

Bedroom 1:
With dressing room. 13'5 x 10'1
Ensuite with w.c., wash hand basin with tiled splash back, fully tiled walk in corner shower cubicle with rain shower fitting, recessed lights, tiled floor, extractor fan.



Bedroom 2:

10'9 x 9' 2

**Bedroom 3:**

10'9 x 6'5

**Bathroom:**

With w.c., wash hand basin set in vanity unit with storage below, bath with tiling above, large fully tiled walk in shower cubicle with rain shower fitting, tall chrome towel radiator, recessed lights, extractor fan, tiled floor.

**EXTERIOR FEATURES:**

Garden to front is laid in lawn with paved path to front door. Tarmac driveway to side of property. Enclosed rear garden laid in lawn with paved patio area and raised flower beds.

**SPECIAL FEATURES:**

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Modern Neutral Decoration Throughout
- ** Popular Residential Area
- ** Fully Enclosed Rear Garden

MANAGEMENT COMPANY:

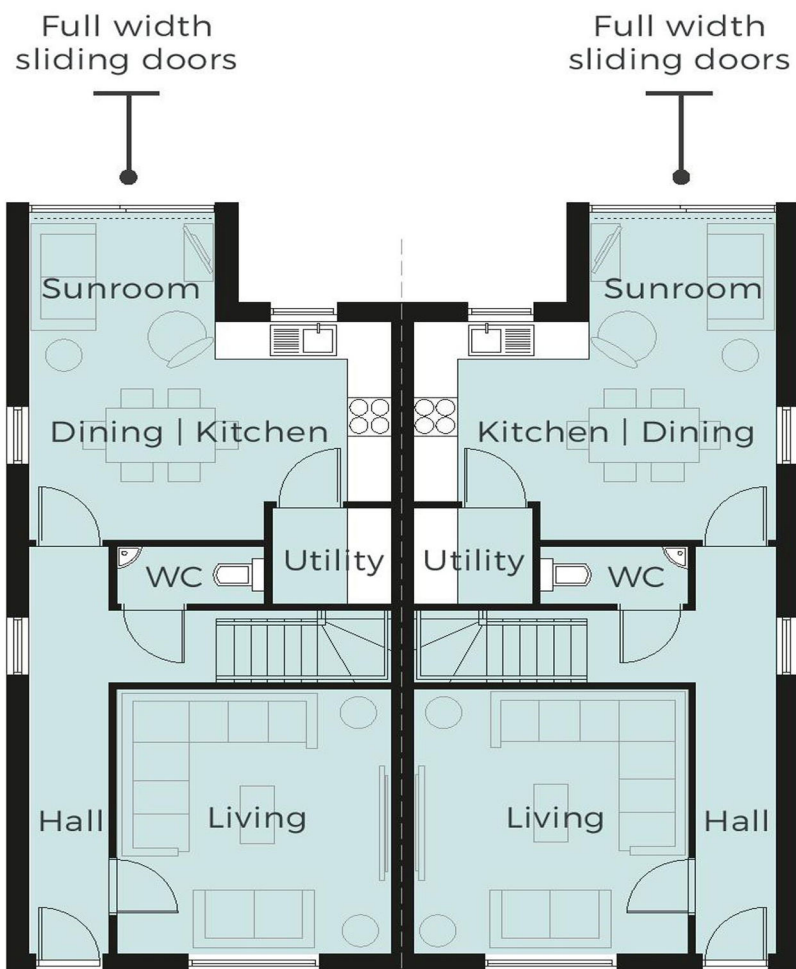
Please note that all purchasers will become Shareholders in a Management Company formed maintain communal areas etc.

CAPITAL VALUE:

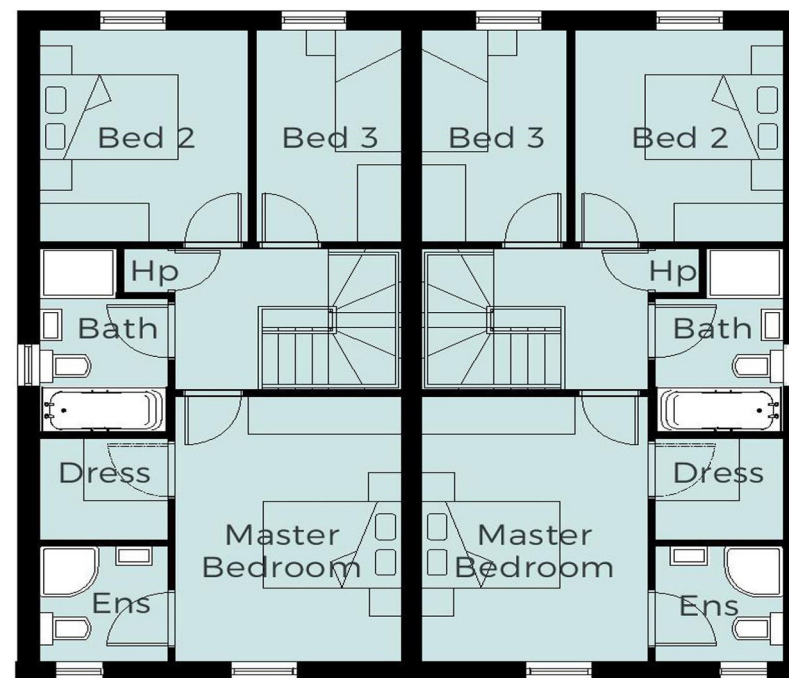
£130,000 (Rates: £1,100.58)

TENURE:

To Be Confirmed



GROUND FLOOR



FIRST FLOOR