



PAUL ROBINSON

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

6 Ballyaghan Park

BT55 7SD

Offers Over £189,500

028 7083 2000
www.armstronggordon.com

A very attractive three bedroom semi-detached house offering comfortable living space throughout and extending to approximately 978 sq ft. Internally the property has been very well maintained and immaculately looked after by the current vendors and the property is in excellent order right through. Externally the property benefits from a fully enclosed rear garden. Within close proximity there is a Tesco store, filling station and Flowerfield Arts Centre. Within the area there 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 a wide spectrum of potential purchasers including families or those seeking a holiday home. We highly recommend early internal appraisal at your earliest convenience to appreciate this very well maintained home.

Approaching Portstewart on the Coleraine Road, turn right onto Agherton Avenue opposite Portstewart Baptist Church. Take your first left onto Ballyaghan Park and No 6 will be located on your right hand side.

ACCOMMODATION COMPRISES:

Entrance Hall:
5'9 wide with tiled floor and under stairs storage cupboard.



Lounge/Dining:
With cast iron fire place, marble hearth, marble surround and wood floor. 24'9 x 12'6



Kitchen:
With bowl and a half sink unit, high and low level built in cupboards with tiling between, integrated double oven and ceramic hob with extractor fan above, space for fridge freezer and dish washer, glass display cupboards, drawer bank with saucepan drawer and tiled floor. 9'9 x 9'2



FIRST FLOOR:

Landing:
With hot press and immersion heater.



Bedroom 1:
With built in wardrobe and wood floor. 11'9 x 9'4



Bedroom 2:
With built in wardrobe and wood floor. 11'8 x 8'11



Bedroom 3:
With built in wardrobe and wood floor. 9'5 x 8'2



Bathroom:

With white suite comprising w.c, wash hand basin, shower over bath, fully tiled walls and floor.

**EXTERIOR FEATURES:**

Outside to rear there is a large fenced and hedged in lawn with a paved patio area. Outside to front there is a garden laid in lawn and tarmac drive to side.

SPECIAL FEATURES

- ** Oil Fired Central Heating
- ** Woodgrain PVC Double Glazed Windows & Doors
- ** Good Decorative Order Throughout
- ** Burglar Alarm
- ** Space For Garage

CAPITAL VALUE

£120,000 (Rates: £1015. 92 p/a)

TENURE:

To Be Confirmed

