



# PAUL ROBINSON MORTGAGES

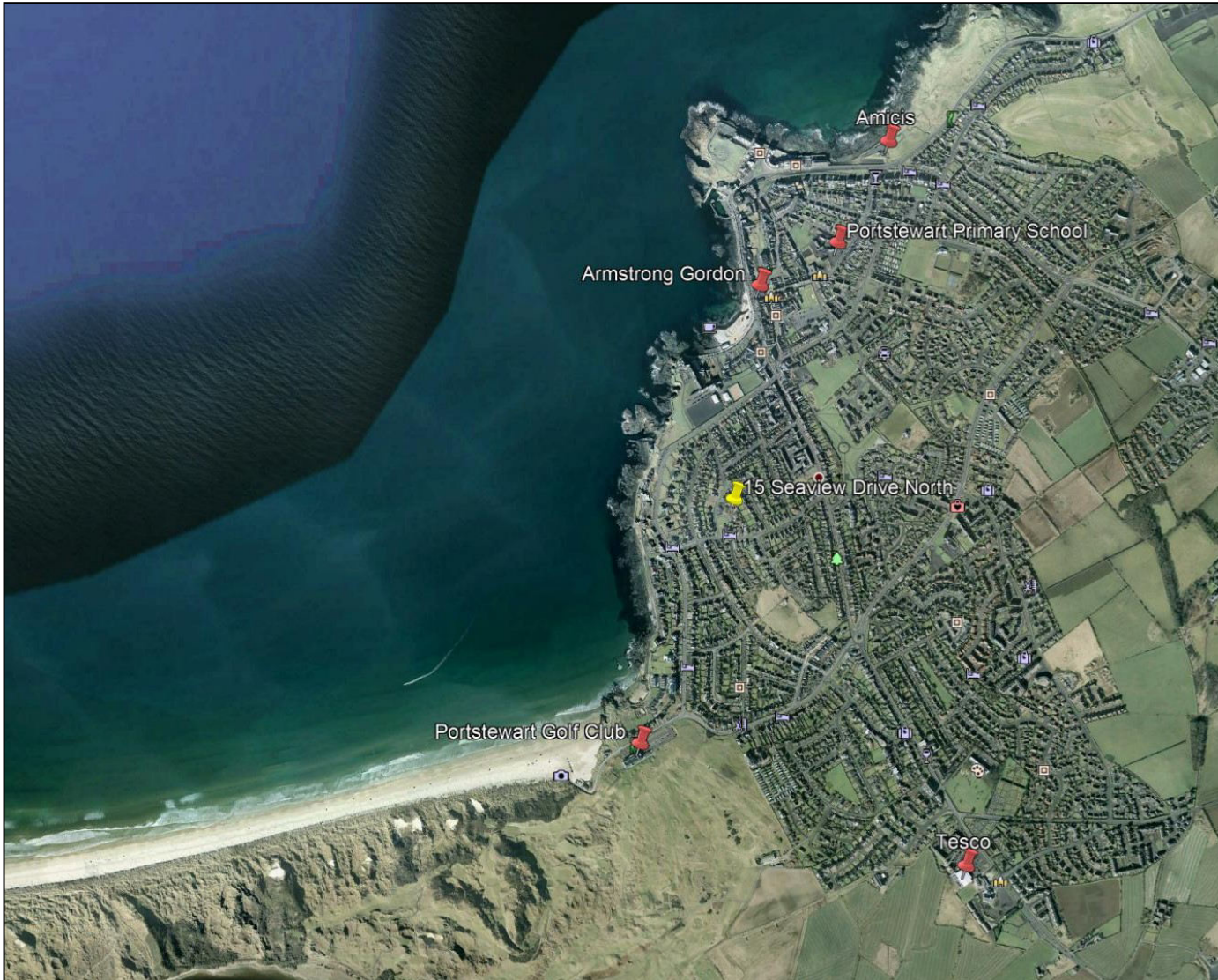
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To arrange an initial appointment please contact:  
**ARMSTRONG GORDON**

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43   E	53   E
21-38	F		
1-20	G		

## PORTSTEWART

15 Seaview Drive North  
BT55 7JY  
Offers Over £745,000

028 7083 2000  
www.armstronggordon.com



Located in a quiet cul-de-sac, this very desirable four bedroom split level, detached, bungalow offers panoramic views of the Atlantic Ocean, Portstewart Strand, Mussenden Temple, the villages of Articlave and Castlerock set against the backdrop of the Sperrin mountains and Inishowen Head, Donegal. The property is tastefully presented and meticulously maintained throughout and incorporates quality materials installed to a high standard of craftsmanship. The main living and garden areas take full advantage of the extensive views described.

This is definitely a rare and unique opportunity to acquire a splendid family residence in a much sought after area of Portstewart. The location of the property provides easy access to all the North Coast's finest attractions including championship golf courses, beaches and first class eating establishments.

Externally the property benefits from extensive mature landscaped gardens offering additional living space and designed to minimise routine maintenance. We are confident that on internal inspection one will fully appreciate the calibre and ambience of the property on offer and consequently highly recommend an early inspection.

Approaching Portstewart on the Coleraine Road, take your first left after the Burnside Roundabout into Seafield Park. Take your third right into Seaview Drive North and first right into the culdesac. No 15 is located on your left.

**ACCOMMODATION COMPRISES:**

Double glazed door and side panels leading to:  
**GROUND FLOOR:**

**Entrance Hall:**

With solid oak floor and spacious walk in cloakroom/ storage area.

**Lounge:**

With slimline 'Gazco' gas fire, recessed ceiling lights, solid oak floor, twin vertical radiators, adequate power points and TV socket. Double etched glass doors and two tiled steps leading to lower Dining Area. 18'7 x 14'8



**OPEN PLAN Dining/Kitchen/Living Area:**

**Dining Area:**

With central lighting controlled by a dimmer, vertical radiator, Amtico tiled floor, sliding patio doors leading to balcony/sun terrace with glass balustrades. 12'1 x 10'3 Two steps down to:



**Kitchen/Living Area:**

With fully fitted kitchen with a complete range of built in appliances and extractor, large island unit with quartz worktop, recessed lights in ceiling, kicker boards and steps, vertical radiator, adequate power points and TV socket, 'Gazco' fire, Amtico tiled floor and a casual seating area. 20'4 x 9'8



**Upper Hallway:**

Spacious area with shelved linen cupboard, access to roof space, coving and solid oak floor.



### Bedroom 1:

With mirrored slide-robe doors. 14'7 x 13'1

**En-suite shower room comprising** w.c., wall mounted wash hand basin, walk-in shower cubicle with shower panel walls and extractor fan, partly tiled walls, heated towel radiator, recessed lighting, built in storage unit, and tiled floor.



### Bedroom 2:

With mirrored triple slide-robe doors. 13'1 x 11'9



### Bedroom 3:

With laminated wood floor. 10'9 x 9'8



#### Bedroom 4:

With shelved built in wardrobe. 10'8 x 9'9



#### Utility Room:

With high and low level built-in units, partly tiled walls, broom cupboard and spaces for tumble dryer and plumbed for washing machine. Adequate power points and door leading to covered access to double garage. 9'8 x 7'3



#### Bathroom:

Comprising modern white four piece bathroom suite with Showerlux enclosure with power shower. The large semi-recessed bath is set in a raised tiled plinth. Ceramic floor tiles are complimented by matched fully tiled walls, recessed lights and heated towel rail radiator.



#### EXTERIOR FEATURES:

Garden to front is a combination of hard and soft landscape features. The latter includes a lawn area, mature plants and shrubbery. Garden to rear is a combination of hard landscape features in the form of patio, paving and decking areas complimented by mature hedging, ornamental grasses, shrubs and plants. Asphalt driveway leading to the double garage.

**Double Garage:** 20'1x19'5 overall with twin roller doors and internally partitioned in two sections. Section 1 : 15'1 x 9'2 with low level kitchen unit and storage shelving. Section 2 : 20'1 x 19'5 at widest point housing central heating boiler unit. Ancillary external facilities include water tap to driveway, screened space for bins and oil tank and external lighting to front, side and rear.



### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Balcony To Front With Glass Balustrade
- \*\* Landscaped Gardens To Front And Rear With Patio And Decking Areas
- \*\* Stunning Sweeping Panoramic Land And Seascapes
- \*\* Spacious Double Garage
- \*\* Excellent Decorative Order Throughout
- \*\* Set In A Quiet Cul-De-Sac In One Of The Most Sought After Areas In The North Coast

### **TENURE :**

To Be Confirmed

### **CAPITAL VALUE:**

£320,000 (Rates:£2709. 12 p/a)





