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

PORTSTEWART

47 Millrush Drive

BT55 7FX

Offers Over £219,500

028 7083 2000
www.armstronggordon.com

A very well presented 3 bedroom semi-detached house situated in a residential area and located within close proximity to Portstewart Medical Centre. The property extends to approximately 1,168 sq ft of living space and was constructed circa 2013 by Harrod Homes Ltd. Internally the property offers both bright and spacious accommodation throughout and has been very well maintained by the current vendor culminating in a very warm atmosphere right through and benefiting from a contemporary theme. Externally the property benefits from a fully enclosed and well laid out rear garden over looking surrounding countryside to the side. This beautiful home will undoubtedly command itself for both full time occupation or holiday purposes. The property itself presents itself as a unique opportunity to procure an outstanding home in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road, turn right at Flowerfield Arts Centre onto Agherton Road. Take your third left onto Lissadell Avenue and third right again into Millrush Drive. Take your second left and then first right. Take your next left and then right again. No 47 will be the last house on the corner on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

With tiled floor.

Cloakroom:

Comprising w.c., wash hand basin with tiling behind, extractor fan and tiled floor.

Storage Cupboard:

Lounge:

With wood burning stove set on tiled hearth with surround and solid wood floor. 12'8 x 10'8



Open Plan Kitchen/Dining Area: 25'2 x 18'3 overall

Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with kickboard inset lights, integrated eye level oven, ceramic hob with tiled splashback and stainless steel extractor fan above, integrated fridge freezer, integrated dish washer, integrated washer/dryer, saucepan drawers, recessed lights and tiled floor. 12'4 x 8'5



Dining Area:

With tiled floor and uPVC patio doors leading to enclosed rear garden. 3'9 x 3'0

FIRST FLOOR:

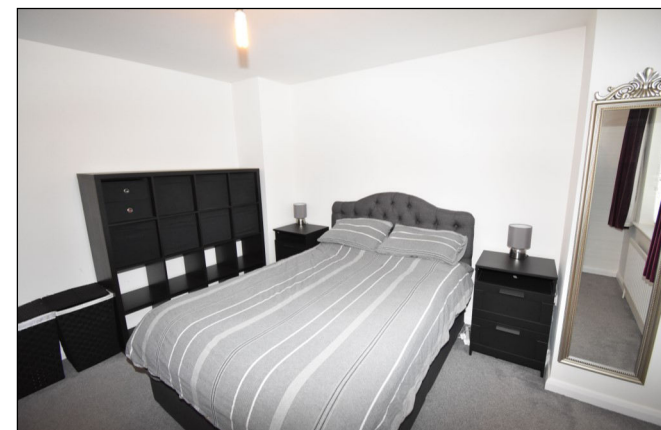
Landing:

With hot press and access to roof space with slingsby ladder.

Bedroom 1:

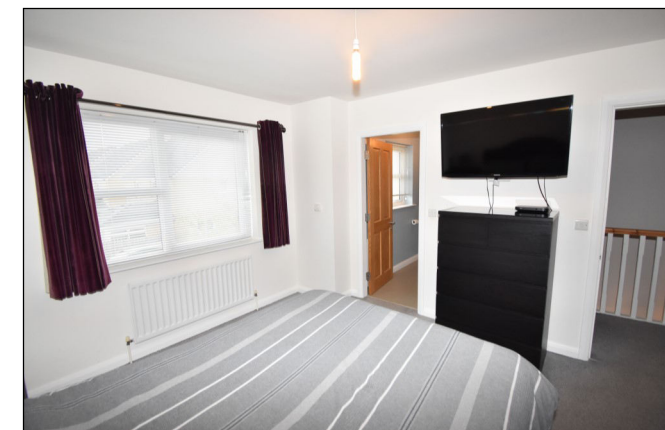
12'8 x 10'8

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle, extractor fan and tiled floor.



Bedroom 2:

10'1 x 8'2



Bedroom 3:

9'1 x 8'2

**Bathroom:**

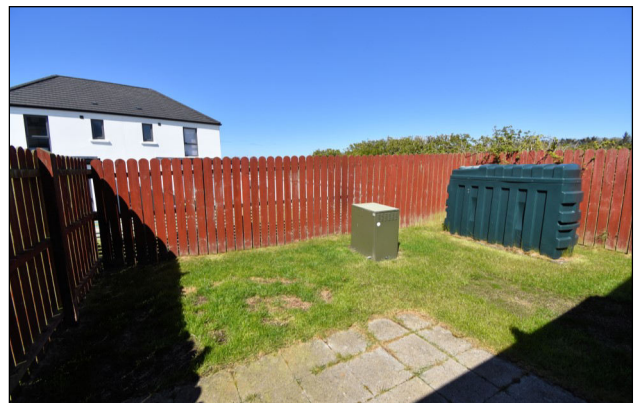
Comprising white suite with w.c., wash hand basin, fully tiled walk in shower cubicle, Twyford corner bath with tiling above, heated towel rail, extractor fan and half tiled walls.

EXTERIOR FEATURES:

Garden to rear is fenced and laid in lawn with paved patio area and pedestrian gate. Garden to front is laid in lawn extending to tarmac driveway. Outside lights to rear. uPVC oil tank and boiler to rear.

**SPECIAL FEATURES:**

- ** Oil Fired Central Heating
- ** uPVC Double Glazed Windows
- ** Burglar Alarm
- ** Countryside Views From Side Of Property
- ** Oak Interior Doors & Skirting
- ** uPVC Soffits & Fascia Boards

**TENURE:**

Leasehold

CAPITAL VALUE:

£130,000 (Rates:£1100. 58 p/a)