



PAUL ROBINSON MORTGAGES

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Income Protection | Buildings & Contents Insurance | Trusts |

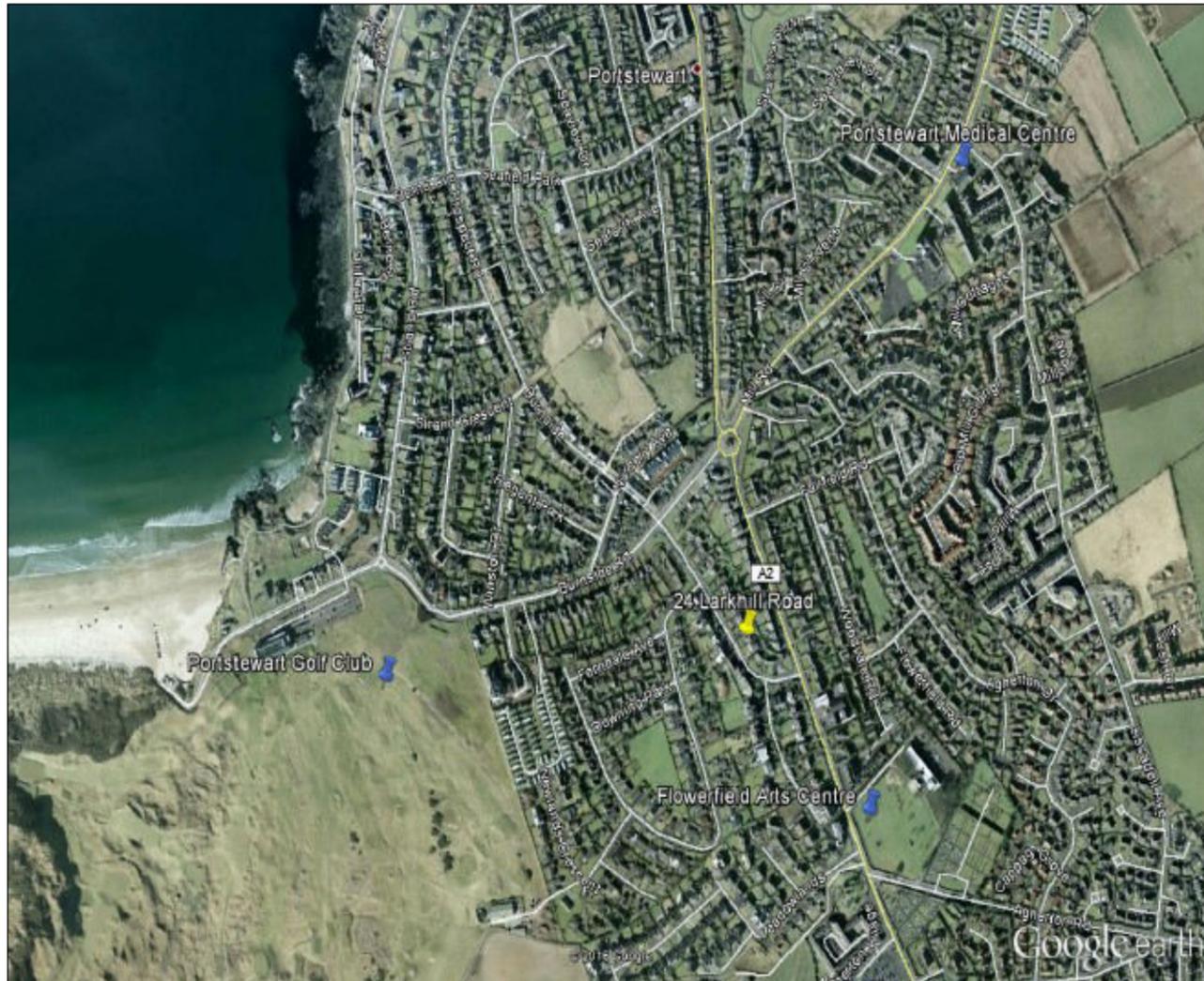
To arrange an initial appointment please contact:
ARMSTRONG GORDON

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 56 D | 65 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PORTSTEWART

24 Larkhill Road

BT55 7JA

Offers Over £375,000

Closing Date: Friday 11th June 2021 at 12.00pm approx.



64 The Promenade Portstewart BT55 7AF

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028 7083 2000
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A truly stunning and breath-taking 3 bedroom detached chalet bungalow which has been renovated to an exceptional standard throughout. The property itself is both bright and spacious and has been very tastefully decorated right through. This is definitely a unique and rare opportunity to acquire a splendid family or indeed holiday home in this wonderful part of Portstewart. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments. We are confident that on internal appraisal one will appreciate the calibre which is on offer so therefore highly recommend early internal inspection.

Approaching Portsewart on the Coleraine Road, take your first left after Flowerfield Arts Centre onto Larkhill Road. No 24 will be located on your right hand side.

ACCOMMODATION COMPRISES:

Entrance Porch:

With tiled floor.

Entrance Hall:

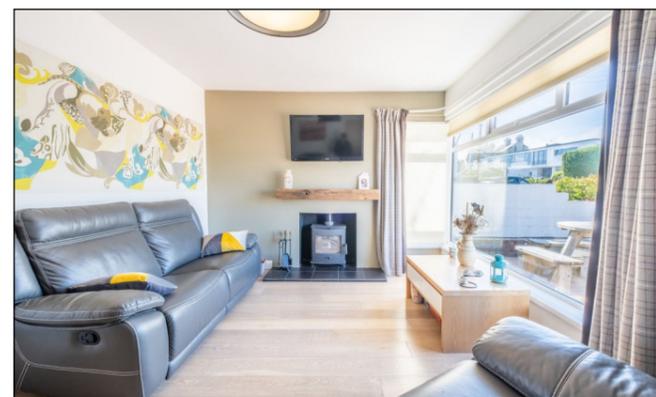
5'2 wide with wood floor and open tread stairs leading to first floor.



Open Plan Kitchen / Lounge / Dining Area:

Lounge Area:

With multi fuel stove set in recess with tiled hearth, railway sleeper mantle above and laminate wood floor. 17'0 x 11'0



Dining Area:

With recessed lighting, large storage cupboard housing pressurised water system, tiled floor and sliding door leading to rear paved area. 16'3 x 12'2



Kitchen Area:

With Blanco stainless steel sink unit set in granite worktop, wall mounted units comprising integrated double oven and fridge freezer, integrated dishwasher and washing machine, island unit with ceramic hob set in granite worktop with large stainless steel extractor fan above and saucepan drawers below, recessed lights and tiled floor. 13'4 x 10'10



Bathroom:

With white suite comprising w.c., wash hand basin set in vanity unit, tiled splashback, corner bath, fully tiled walk in shower cubicle, fully tiled walls, extractor fan, recessed lighting and tiled floor.



Bedroom 2:

With wood floor. 11'0 x 10'11



Bedroom 3:

11'5 x 11'0



FIRST FLOOR:

Bedroom 1:

With open plan layout, wood panelled ceiling, recessed lights and two large Velux windows. 19'9 x 7'3



Ensuite off with w.c., wash hand basin set in vanity unit, large fully tiled walk in shower cubicle, chrome towel rail, wood panelled ceiling, recessed lights, Velux window and tiled floor.



Alcove Area:

Situated off the master bedroom with full wall built in cupboards, t.v. point, recessed lights, PVC door, and large sit out paved terrace with glass surround balcony with westerly facing aspect and sea views in distance. 21'9 x 7'2



EXTERIOR FEATURES:

Outside to rear there is a fenced in lawn area and paved patio with access to detached garage which is presently used as storage accommodation 15'0 x 9'5 with wood floor, wood burning stove and Belfast sink unit. There is also a recently installed large sit in artic cabin BBQ hut made by artic Finland at a cost of £10,000. Pedestrian gate to driveway. Outside to front there is a tarmac drive and paved patio area leading to raised grass area and store to front of garage.

SPECIAL FEATURES:

- ** Mains Gas Central Heating
- ** PVC Double Glazed Windows
- ** Extremely Good Decorative Order
- ** Garage Partially Converted To Storage Accommodation
- ** 3 Reception Rooms, 3 Bedrooms
- ** Sea Views From First Floor
- ** Very Popular Residential Area
- ** Separate Metal Storage Unit Included In Sale (Proper Foundation Included In Sale)
- ** Newly Installed Roof
- ** CCTV Security System Controlled By Phone App
- ** Recently Fitted Blinds By Pattons At Top Quality



CAPITAL VALUE:

To Be Confirmed

TENURE:

£180,000 (Rates: £1,382.22)

