



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





ARMSTRONG GORDON

& Company Limited

THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

ARMSTRONG  
GORDON



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61   D
39-54	E		
21-38	F	38   F	
1-20	G		

## PORTSTEWART

16 Heatherlea Avenue

BT55 7HF

Offers Over £159,500

028 7083 2000  
www.armstronggordon.com



This is a delightful 2 bedroom semi-detached house in good order throughout. The property is located in a well established residential area close to most local amenities including Portstewart Old Town Golf Course, schools, shop and restaurants. This property is suited to a wide range of purchasers including first time buyers or as a holiday home in this beautiful part of the north coast.

Approaching Portstewart from Coleraine on the Station Road, take your first left after the Mill Road roundabout onto Heatherlea Avenue. No 16 will be located at the lower end, on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

3’2 wide with laminate wood floor.

Lounge/Dining Area:

With brick fireplace and tiled hearth and built in tv shelf.  
22’3 x 9’10



Kitchen: 15’1 x 8’9

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker with extractor fan above, space for fridge freezer, plumbed for automatic washing machine, under stairs storage cupboard and laminate wood floor.



Rear Porch:

With oil fired burner.

FIRST FLOOR:

Landing:

With hot press and immersion heater.

Bedroom 1:

With full mirrored built in wardrobe and over head storage cupboard. 11’7 x 11’3



Bedroom 2:

11’10 x 8’10



Bathroom:

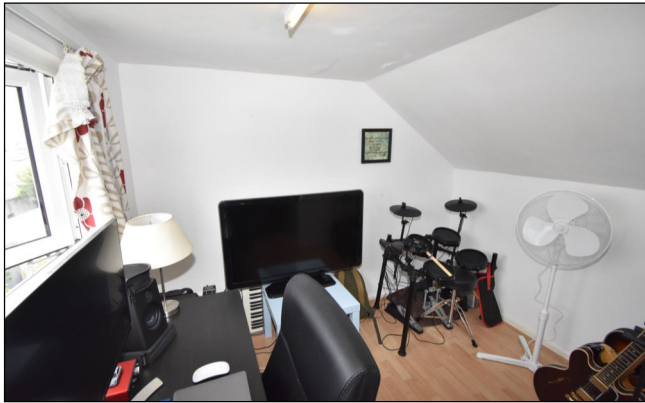
With coloured suite comprising w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle, strip pine ceiling and laminate wood floor.





### **Attic Room:**

With laminate wood floor. 8'11 x 8'4



### **EXTERIOR FEATURES:**

Outside to rear there is a walled and hedged in lawn and raised timber decking area with wooden shed. Outside to front there is a walled in lawn.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows & Doors
- \*\* Popular Residential Location Close To Sea & Old Portstewart Golf Course
- \*\* Space For Driveway To Side

### **TENURE:**

Leasehold

### **CAPITAL VALUE:**

£120,000 (Rates: £1027. 56 p/a approx.)

