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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



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		69 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

PORTSTEWART

111 Coleraine Road

BT55 7HR

Offers Over £174,500

028 7083 2000
www.armstronggordon.com

Located on the main approach Road coming into Portstewart and within close proximity to the Promenade, this 4 bedroom semi-detached chalet bungalow offers comfortable and luxurious living accommodation throughout and extends to approximately 978 sq ft of internal living space. Internally the property will require modernisation but offers a lot of potential. Externally the property benefits from mature gardens to front and rear plus detached garage. This home benefits from not only being close to most local amenities but also on its doorstep are scenic coast walks, award winning beaches and some of the finest eating establishments on the North Coast. This property is without doubt suited to a wide spectrum of potential purchasers including families or those seeking a holiday home in this highly regarded part of the town.

Approaching Portstewart on the Coleraine Road, No 111 will be situated on your right hand side after the Burnside roundabout and before the entrance to Whitehaven Mews.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:
5’5 wide with hot press and tiled floor.

Lounge:
With feature cast iron fireplace and tiled floor.
12’7 into bay x 10’10



Bedroom 4:
Wired for wall lights and tiled floor. 10’10 x 8’10



Shower Room:
With w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, extractor fan and tiled floor.



Kitchen/Dining Area:
With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated hob and eye level oven, space for fridge freezer, plumbed for automatic washing machine and dish washer, strip lighting, saucepan drawer and tiled floor.
21’7 x 10’0



FIRST FLOOR:

Landing:
With storage cupboard housing water tank and cloaks cupboard.

Separate W.C.:
With w.c., wash hand basin with tiled splashback and tiled floor.



Bedroom 1:
With laminate wood floor. 14’10 x 8’10



Bedroom 2:

With built in wardrobe and laminate wood floor. 10'9 x 9'1 max

**Bedroom 3:**

With built in drawers and cupboards and laminate wood floor. 11'2 x 5'6

**EXTERIOR FEATURES:**

Outside to side there is a concrete driveway leading to detached garage 19'10 x 11'7 with swing door. Garden to rear is laid in lawn with yard area. Garden to front is laid in lawn. Tap to side.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Detached Garage
- ** Close Proximity To Town Centre

TENURE:

Leasehold

CAPITAL VALUE:

£125,000 (Rates: £1070. 38 p/a approx.)

