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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	59   D	60   D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

11 Swilly Park

BT55 7FL

Offers Over £645,000

028 7083 2000  
[www.armstronggordon.com](http://www.armstronggordon.com)



A unique opportunity to acquire a superb six bedroom detached family residence in one of Portstewart's most popular residential locations backing on to Old Portstewart Golf Course. Having been constructed circa 1995, the property itself extends to 3000 plus square foot (approx.) of living space and benefits from a major refurbishment carried out in 2005 with no attention to detail overlooked. Internally the property boasts a wealth of well proportioned and versatile accommodation with bright and spacious rooms throughout which are beautifully presented by the current vendors. The rear of the property overlooks Old Portstewart Golf Club with magnificent views from all main rooms at the rear. In the heart of Portstewart, Swilly Park is literally on the doorstep of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments. The selling agents thoroughly recommend early internal appraisal of this magnificent family home which will have instant appeal for those in search of a property with an exceptional layout and luxurious specification inside and out. We highly recommend internal appraisal at your earliest convenience to appreciate this fine residence.

Approaching Portstewart from Coleraine on the Coleraine Road, take your first right after the Mill Road roundabout onto Culdaff Road. Proceed to the very end of the road and turn right onto Swilly Road. Take your first left into Swilly Park and No. 11 will be located on your left hand side.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

###### Entrance Porch:

With recessed lighting and tiled floor.

###### Entrance Hall:

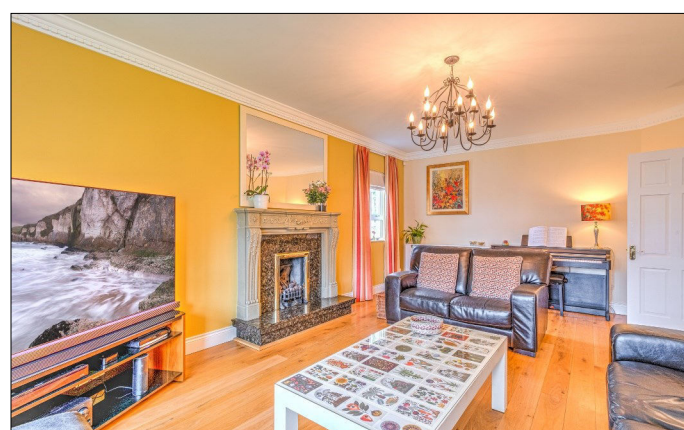
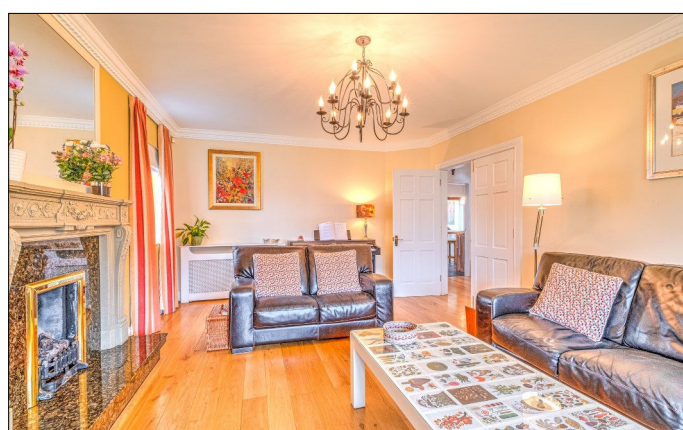
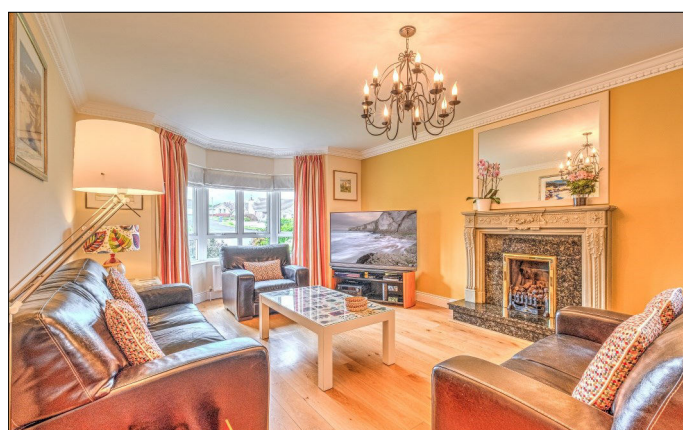
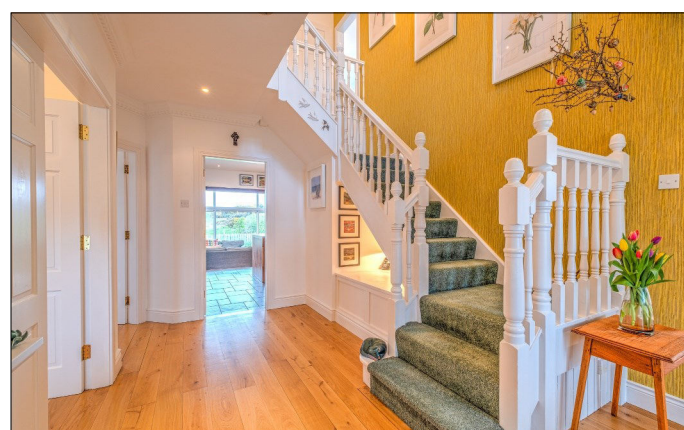
9'8 wide with coving, recessed lights and wood floor.

Walk in cloaks room with wood floor.

###### Lounge:

With feature stone surround fireplace with marble inset and hearth, piped for gas fire and wood floor.

22'1 x 13'0 (into bay)



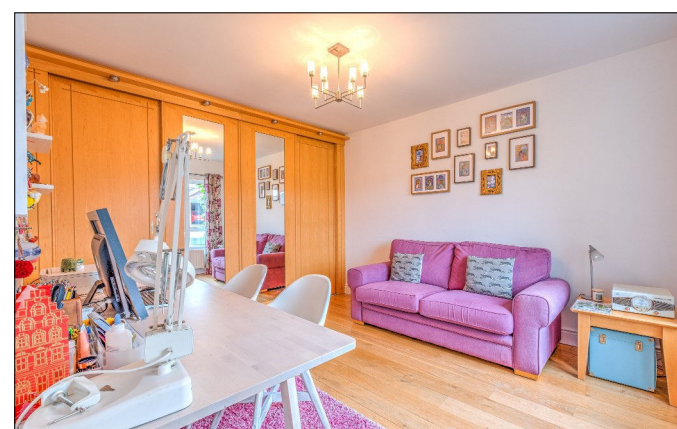
##### Family Room:

With feature stone fireplace, cast iron inset and tiled hearth, piped for gas fire and wood floor. 14'8 x 11'0



##### Bedroom 6:

With fitted part mirrored slide robes and wood floor. (Currently used as an artist's studio) 12'7 x 11'1



##### Kitchen: 22'0 x 13'0

With wood effect worktop, high and low level built in contemporary units, full wall built in units, integrated 'De Dietrich' 90cm induction hob, 'Whirlpool' double ovens, stainless steel 'Siemens' extractor fan with wood splashback, 'Whirlpool' combi eye level oven, 'Miele' coffee machine, large central island comprising of bowl and half single drainer stainless steel sink unit, integrated dish washer, drawers, saucepan drawers, cupboards and seating area for two people, space for fridge freezer and plumbing for ice machine, larder cupboard, recessed lights, under unit lighting, tiled floor and steps leading down to:







### **Family Area: 17'10 x 14'10 (Into bay)**

With feature gas burning log effect stove set in recess, recessed lights, large light well, floor to ceiling glass sliding doors with wood floor overlooking garden and golf course.



### **Utility Room:**

With single drainer stainless steel sink unit with wood splashback, low level units, walk in storage cupboard, plumbed for automatic washing machine, space for tumble dryer, recessed lights, tiled floor and French doors leading out to rear garden. 10'5 x 10'4



Leading from kitchen you enter a side extension. Hallway with shelving and entrance to garage, recessed lights and tiled floor.



### Separate W.C.:

With w.c., wash hand basin, half tiled walls, recessed lights and tiled floor.

### Bedroom 5: 15'8 max x 12'4

With recessed lights, wood floor and feature corner window with views across Golf Course.

**Ensuite** off with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, fully tiled walls, recessed lights and tiled floor.



### FIRST FLOOR:

#### Landing:

With hot press, recessed lights and seating area.

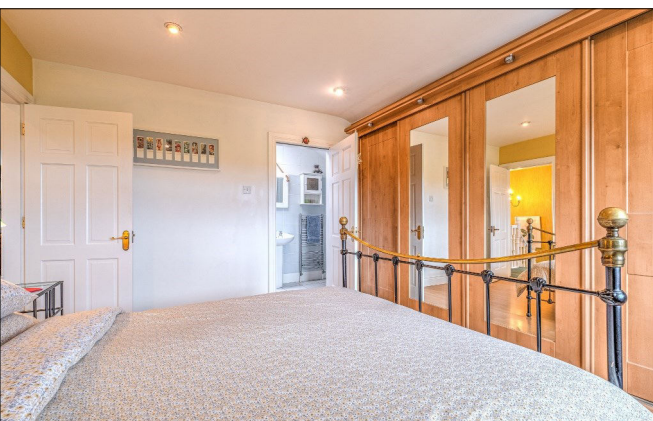


#### Bedroom 1:

With mirrored fitted slide robes and shelving, recessed lights and laminate wood floor.

14'9 x 13'0

**Ensuite** off with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, chrome towel rail, recessed lights, fully tiled walls and floor.





### Bedroom 2:

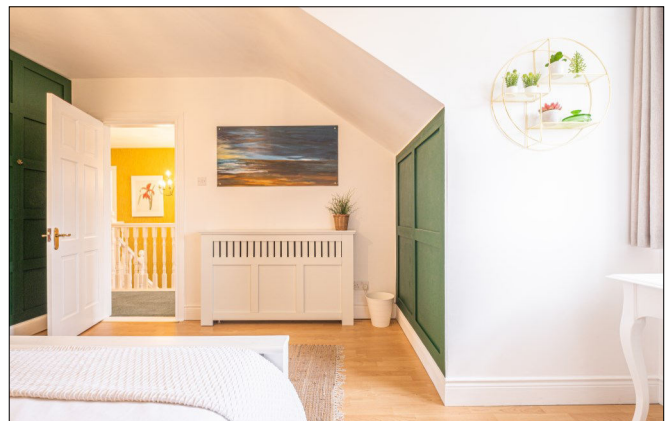
With laminate wood floor. 13'0 x 11'1

**Ensuite** off with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, chrome towel rail, recessed lights, fully tiled walls and floor.



### Bedroom 3:

With built in wardrobe and laminate wood floor. 13'0 x 11'8



### Bedroom 4:

With laminate wood floor. 11'1 x 10'10





## **Bathroom:**

With white suite comprising w.c., wash hand basin, free standing bath with telephone hand shower, half wood panelled walls, recessed eyeball spot lighting, extractor fan and tiled floor.



## **EXTERIOR FEATURES:**

Tarmac driveway leading to double integral garage 19'8 x 19'4 with two electrically operated remote controlled doors. With light and power points and access to roof space. Garden to rear is laid in lawn with two separate feature patio areas, selection of mature shrubbery, vegetable beds, greenhouse shed, paved pathways and decking area to side. Garden to front is laid in lawn with selection of mature shrubbery and trees. Lights to front, side and rear. Tap to rear. Electric point to rear.

## **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* uPVC Double Glazed Windows
- \*\* Burglar Alarm
- \*\* Beam Vacuum System
- \*\* Ceiling Mounted Speakers In Kitchen & Family Area

## **TENURE:**

Freehold

## **CAPITAL VALUE:**

£350,000 (Rates: £3045, 70 p/a approx.)

