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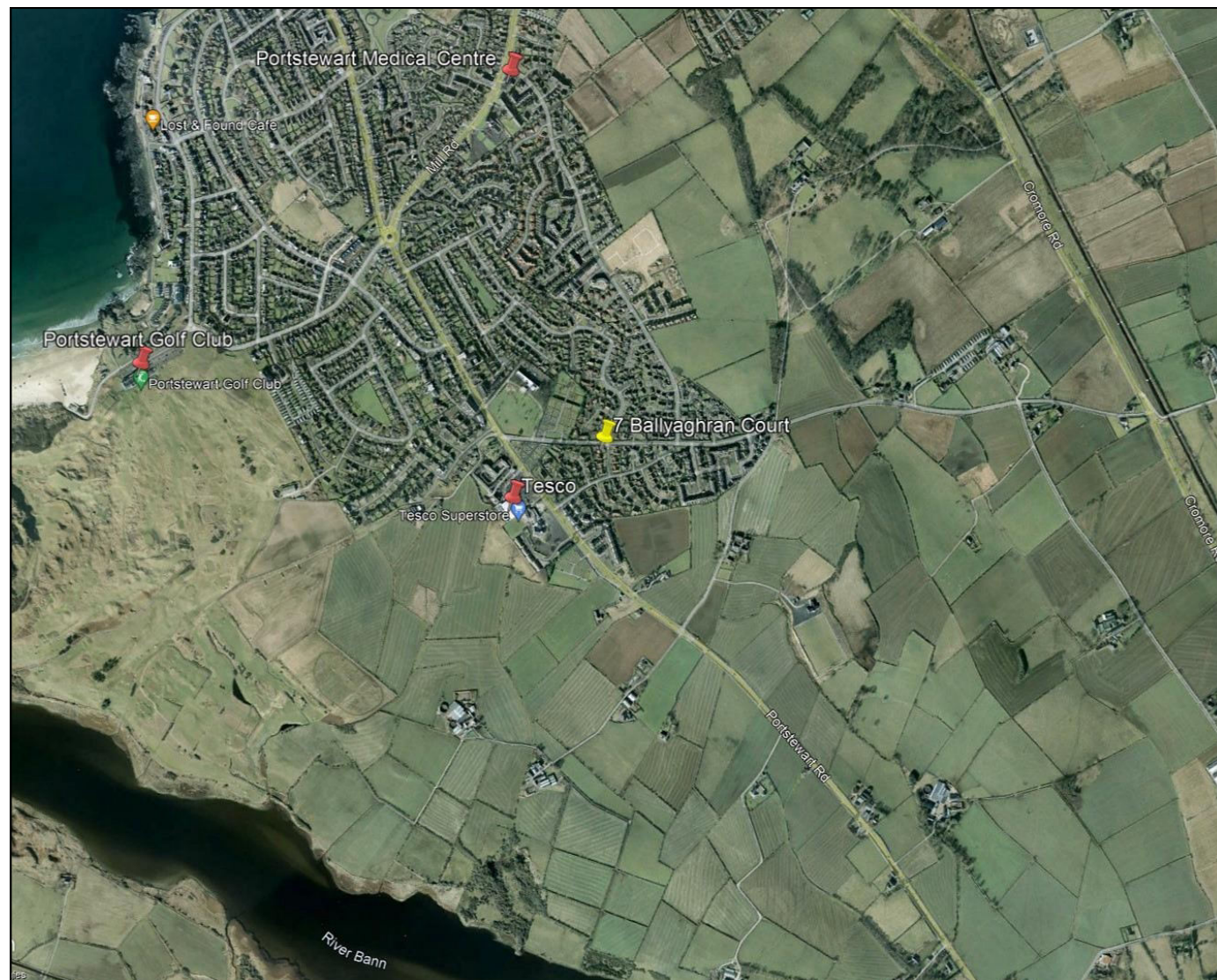
ARMSTRONG GORDON

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



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 | | |
| 55-68 | D | 57 D | 64 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PORTSTEWART

7 Ballyaghan Court

BT55 7QB

Offers Over £345,000

028 7083 2000
www.armstronggordon.com

A beautiful and generously proportioned 4 bedroom detached family residence offering a versatile and spacious layout. This impressive and well laid out home presents itself as a great opportunity to purchase a superb family home in a very popular residential location of Portstewart. Internally the property is both bright and spacious and viewers are sure to be impressed by the many fine attributes which are on offer. With its impressive layout along with superb accommodation and convenient location, we are highly confident that this property will appeal to a host of potential purchasers. 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 size of accommodation and outside garden space on offer.

Approaching Portstewart on the Coleraine Road, turn onto Agherton Avenue opposite Portstewart Baptist Church. Take your second left into Ballyaghran Court and No 7 will be the last property on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

7'1 wide

Lounge:

With fireplace with tiled inset, tiled surround and Mahogany surround. 15'11 x 11'11



Conservatory:

With tiled floor. 12'5 x 11'8



Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, breakfast bar with seating for two, integrated oven, ceramic hob, extractor fan above, integrated fridge freezer, glass display cabinet and drawer bank. 13'2 x 10'10



Utility Room:

With stainless steel sink unit, low level built in units with tiling between, plumbed for automatic washing machine, tumble dryer and dishwasher. 10'10 x 7'4

Large Living/Dining Room:

With brick fireplace with slate hearth, large range log burner, high vaulted ceilings, wooden beams, recessed lights, wood floor and patio doors leading to rear garden.



FIRST FLOOR:

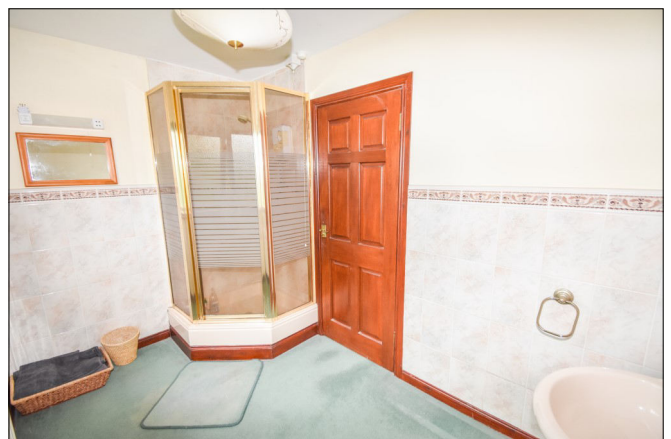
Landing:

With hot press and immersion heater.

Bedroom 1:

With two triple built in wardrobes. 19'9 x 10'11

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle, half tiled walls and shaver point and light.



Large Gym & Spa:

With w.c., wash hand basin, large fully tiled walk in shower cubicle, large jet bath with wood surround, fully clad walls, half wood panelled walls, large walk in 'Lagerholm' sauna and tiled floor.

25'10 x 11'10



Bathroom:

With white suite comprising w.c., wash hand basin, telephone hand shower over bath with tiled surround and half tiled walls.



Bedroom 2:

12'2 x 10'10



Bedroom 3:

9'2 x 8'10



Bedroom 4:

With double built in wardrobe. 12'5 x 10'7



EXTERIOR FEATURES:

Outside to rear there is a large paved patio area with enclosed garden laid in lawn with established trees and shrubbery. Outside to front there is garden laid in lawn and large brick driveway extending to garage with PVC roller door 17'9 x 11'0. There is also an additional large garage 60'0 x 11'7.





SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Mahogany Double Glazed Windows & Doors
- ** Gym & Sauna Area
- ** Large Plot With Southerly Aspect
- ** Over 1000 Sq Ft Of Garage Space (4 Cars Approx.) With Bison Ceiling

TENURE:

Freehold

CAPITAL VALUE:

£250,000 (Rates: £2175. 50 p/a approx.)