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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



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

## PORTSTEWART

16 Seafield Park

BT55 7JU

Offers Over £335,000

028 7083 2000  
www.armstronggordon.com

A most delightful 3 bedroom detached bungalow located in one of Portstewart's most well established and popular residential locations. Offering bright and well laid out accommodation throughout, the property would require some modernisation. Extending to approximately 1044 sq ft of living space, the property was constructed circa 1963. Situated just off the main Coleraine Road and close to most local amenities, the property also has well maintained gardens to front and rear. We are fully confident that on internal appraisal one will appreciate this pleasant home and location so therefore highly recommend early internal appraisal.

Approaching Portstewart on the Coleraine Road, take your first left after the Burnside Roundabout into Seafield Park. No 16 will be located on your right hand side on the corner of Ashfield Drive.

**ACCOMMODATION COMPRISES:**

**Entrance Porch:**

With tiled floor.



**Hallway:**

With access to partially floored roofspace . Window overlooking garden with partial sea views.



**Lounge:**

With tiled fireplace and hearth. 27'10 x 12'7 (L-Shaped)



**Kitchen/Dining Area:**

With stainless steel sink unit, range of high and low level units, plumbed for automatic washing machine, larder cupboard and tiled floor.

15'2 x 9'1



**Bedroom 1:**

11'7 x 10'4



**Bedroom 2:**

With built in wardrobe. 10'2 x 9'11



### **Bedroom 3:**

9'11 x 9'5



### **Bathroom & Wc:**

With white suite, tiled over bath with chrome telephone hand shower.

### **Rear Hall:**

With hot press and immersion heater.

### **EXTERIOR FEATURES**

Outside to rear there is a concrete patio and extensive lawn with shrubs, trees and greenhouse. Garden to side laid in lawn. Outside to front there is a concrete drive extending to integral garage with PVC roller door and additional concrete parking area and laid in lawn.

### **SPECIAL FEATURES**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Extremely Popular Residential Area
- \*\* Possible Development Potential (STP)
- \*\* Garden Perfectly Placed For All Day Sun
- \*\* Integral Garage
- \*\* Partially Floored Roofspace
- \*\* Potential To Extend Property Upstairs With Partial Sea Views In The Direction Of The Promenade

### **CAPITAL VALUE**

£185,000 (Rates: £1,609.87 PA Approx)

### **TENURE**

Leasehold

