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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



## PORTSTEWART

9A Portrush Road

BT55 7DB

Offers Over £175,000



**ARMSTRONG GORDON**  
& Company Limited  
THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

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028 7083 2000  
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An opportunity to acquire a property located just off the coast road (Portrush Road) opposite Old Town Portstewart golf course and in condition needing either major works or replacement dwelling. The property benefits from having a large rear garden with southerly aspect and also offers sea views to the side. The dwelling also has a garage to side.

The property is unsafe to view at present and therefore viewings are off plan.

Travelling past Amici's restaurant towards Portrush there is a laneway on the right hand side. Turn down the laneway and 9A is on your right hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

With wood floor.

**Lounge:**

With fireplace.

**Living Room:**

**Kitchen:**

**FIRST FLOOR:**

**Landing:**

With stairs to attic room.

**Bedroom 1:**

**Bedroom 2:**

**Bedroom 3:**

**Bathroom:**

**SECOND FLOOR:**

**Attic Room**



**SPECIAL FEATURES:**

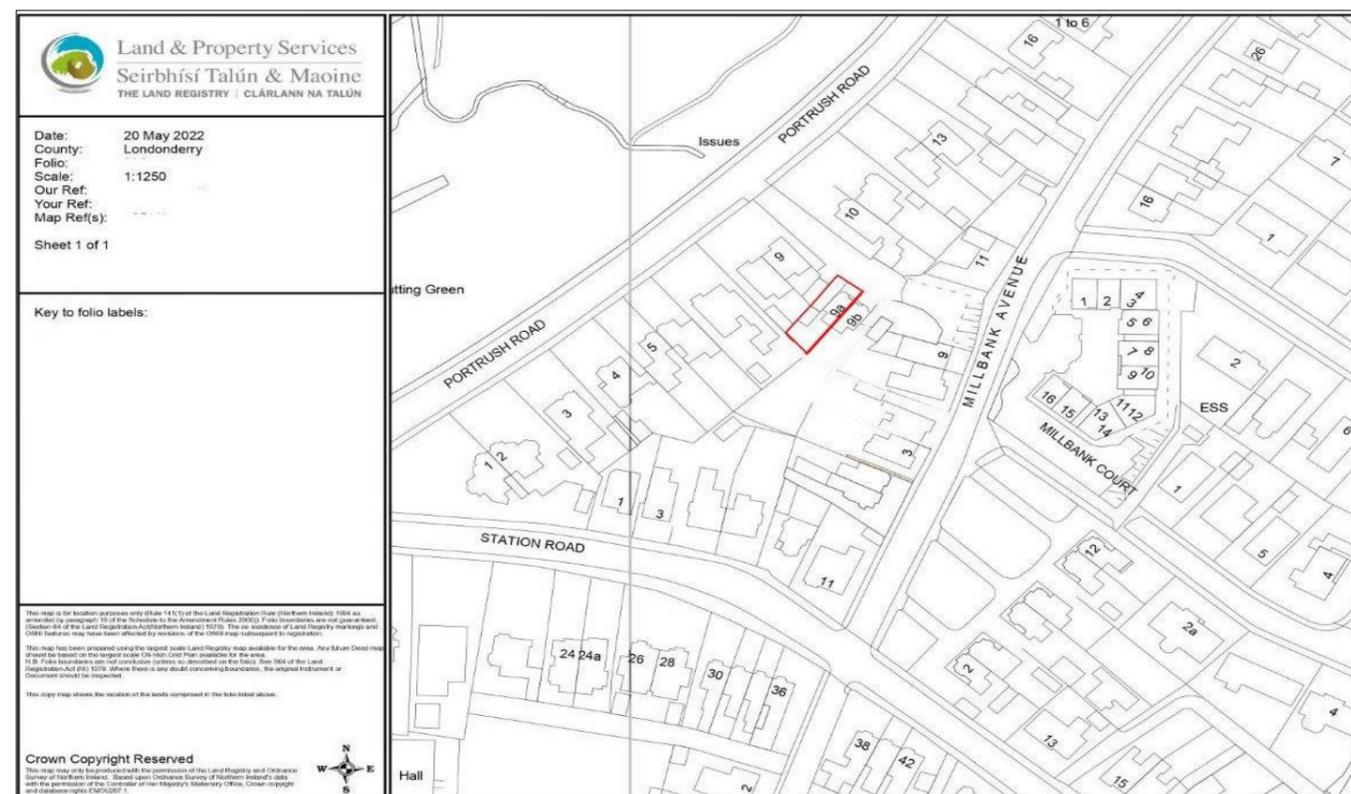
- \*\* Located Beside Old Portstewart Golf Course & Sea
- \*\* Superb Sized Site With Southerly Facing Garden
- \*\* Most Likely Site For Replacement Dwelling Or Extensive Refurbishment
- \*\* Title Map Available From Agent

**TENURE:**

Freehold

**CAPITAL VALUE:**

£160,000 (Rates: £1,488.80 p/a)



Please note all red lines in this brochure are approximate.