



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
Income Protection | Buildings & Contents Insurance | Trusts |

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



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	63 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

24 Millstone Park

BT55 7HL

Offers Over £185,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

A wonderful opportunity to acquire a 5 bedroom end-terrace house located in a popular area. Constructed circa 2004 by well known builders O'Kane & Devine Ltd, the property is in good order throughout and offers both bright and spacious living accommodation along with garage and private parking. This is an excellent investment opportunity and could be a fantastic income generator for those wishing to purchase in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road turn right after Tesco onto the Agherton Road. Take your third left onto Lissadell Avenue and then your ninth left into Millstone Avenue. Take your second right into Millstone Park and No. 24 will be situated on your left hand side just before the green.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'6 wide with tiled floor and door leading to integral garage.

Kitchen/Dining Area: 15'2 x 8'6

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated hob, 'Beko' stainless steel oven and stainless steel extractor fan above, integrated fridge freezer, large storage cupboard housing boiler, drawer bank, tiled floor and PVC glass French doors leading to:



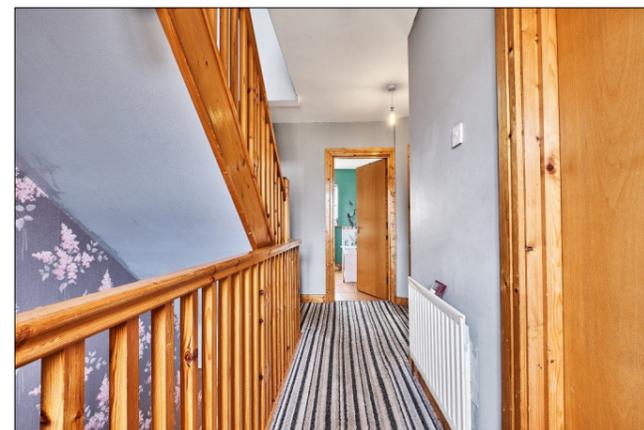
Conservatory:

With light and power points with tiled floor. 10'8 x 10'4



FIRST FLOOR:

Landing:



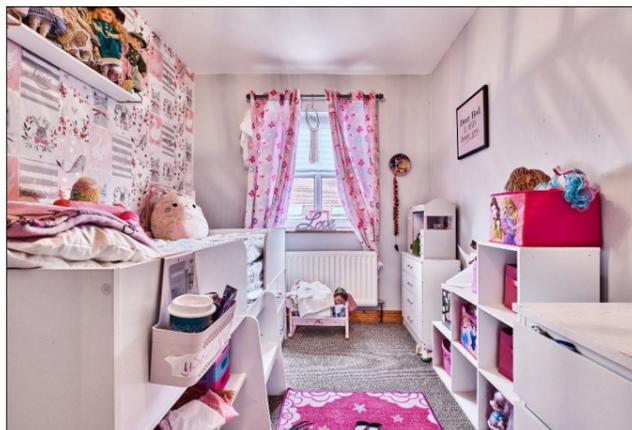
Lounge:

With pine surround fireplace with cast iron inset, tiled hearth, laminate wood floor and PVC glass French doors leading to balconette. 16'6 x 13'2



Bedroom 4:

12'7 x 10'2 (average)



Bedroom 5:

9'1 x 9'1



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, bath with tiled surround, shaver point, extractor fan and tiled floor.



SECOND FLOOR:

Landing:

With hot press and 'Velux' window.

Separate W.C.:

With w.c., wash hand basin with tiled splashback, extractor fan and tiled floor.



Bedroom 1:

With feature arch window. 14'8 x 11'7

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, extractor fan and tiled floor.



Bedroom 2:

With 'Velux' window. 16'9 x 9'2



Bedroom 3:

9'3 x 9'1 max



EXTERIOR FEATURES:

Paved parking area to front leading to integral garage with roller door 16'9 x 11'3. With plumbed for automatic washing machine, space for tumble dryer, half wood panelled walls, light and power points. Garden to rear is fenced in and laid in lawn with paved patio area. Light to front and rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Popular Rental Area

TENURE:

Leasehold

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and to maintain communal areas. Details of the full services are available on request. Current service charge £243.00 per annum approx. (16.10.2023)

CAPITAL VALUE:

£170,000 (Rates: £1479. 34 p/a approx.)

