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To arrange an initial appointment please contact:

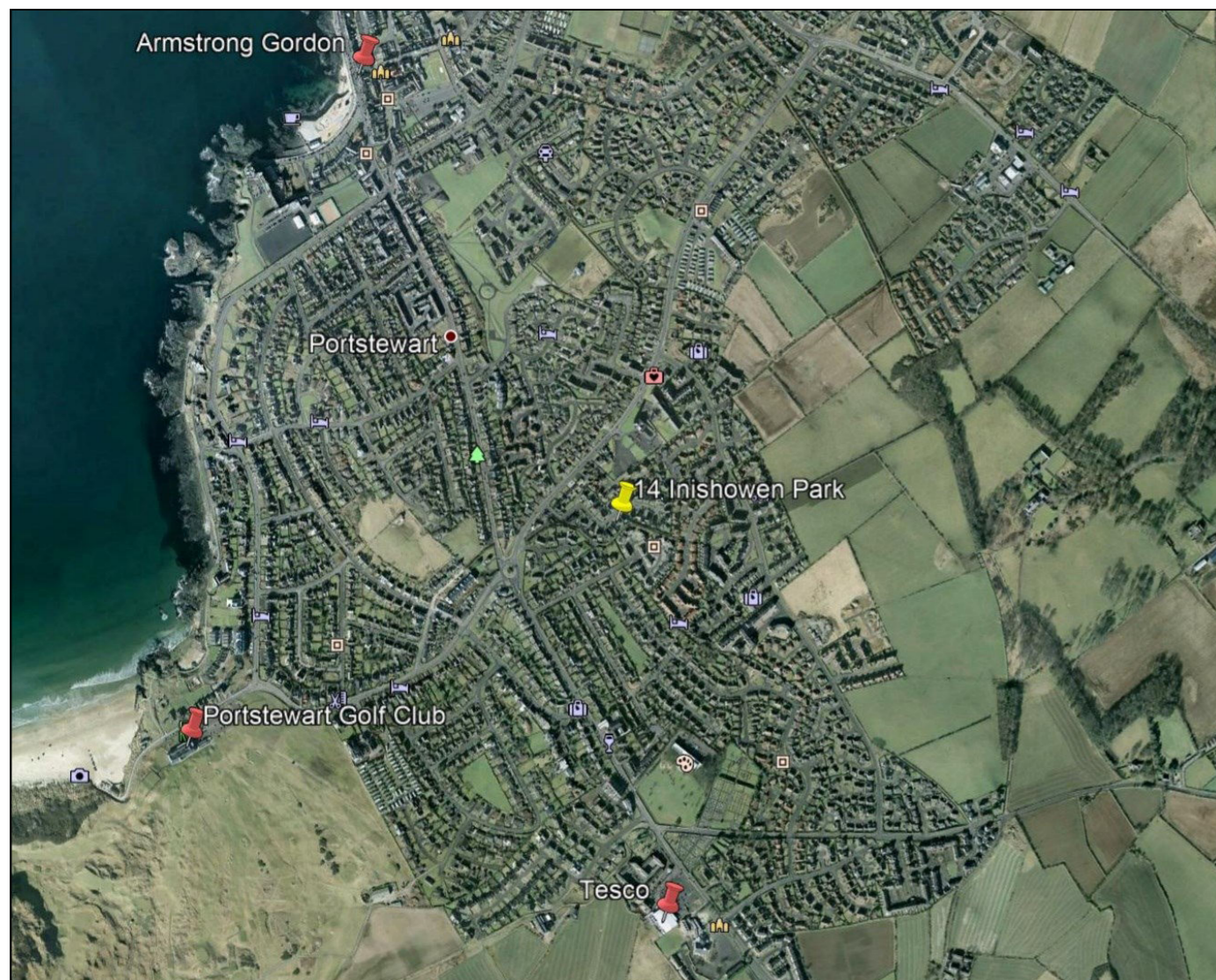
ARMSTRONG GORDON

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



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	56 D	65 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

14 Inishowen Park

BT55 7BQ

Offers Over £395,000

028 7083 2000
www.armstronggordon.com

Located in the heart of Portstewart, this is a beautiful and delightful five bedroom detached family home which is immaculately presented and has been finished to a great standard throughout. Constructed circa 1996, the property itself extends to approximately 1592 sq ft of living space. Internally the property is both bright and spacious and has been creatively and beautifully presented by the present owners creating a modern family living atmosphere right through. Located in a development of mainly detached family residences, the property has been designed with modern and traditional themes offering a warm and stylish interior in every room. Externally the property has spacious garden area to front, side and rear and benefits from a detached garage. 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, Promenade and scenic cliff walk. We are confident that on internal appraisal one will appreciate the calibre which is on offer so therefore highly recommend early internal inspection.

Approaching Portstewart on the Coleraine Road take your third left at the Burnside roundabout on Mill Road. Take your second right into Inishowen Park and No. 14 will be located on your right before the mini roundabout.

ACCOMMODATION COMPRISES:

Entrance Hall:
6'3 wide with engineered oak flooring and under stairs storage cupboard.



Separate W.C:
With wash hand basin with tiled splashback and wood floor.

Lounge:
With tiled fireplace, tiled hearth, wooden mantelboard and engineered oak flooring. 18'8 x 11'11

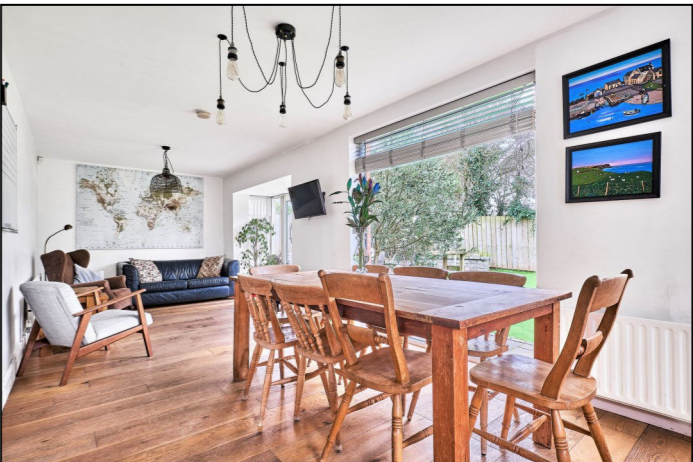


Open Plan Living/Dining/Kitchen Area: 28'8 x 18'10 max
Living/Dining Area:

With engineered oak flooring and alcove with patio doors leading to rear garden.



Kitchen:
With ceramic bowl and half Blanco sink unit, high and low level units with tiling between and under unit lighting, integrated gas hob and 'Hotpoint' oven, extractor fan above, space for fridge freezer, plumbed for dishwasher, saucepan drawer and engineered oak flooring. — **Utility Area:** With stainless steel sink unit, high and low level units with tiling between, plumbed for tumble dryer, plumbed for washing machine and engineered oak flooring.



Bedroom 5:

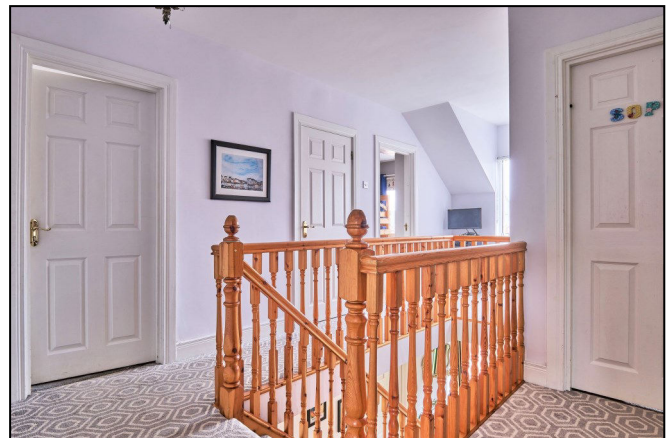
11'7 x 9'7



FIRST FLOOR:

Landing:

With hot press, immersion heater and access to roof space.

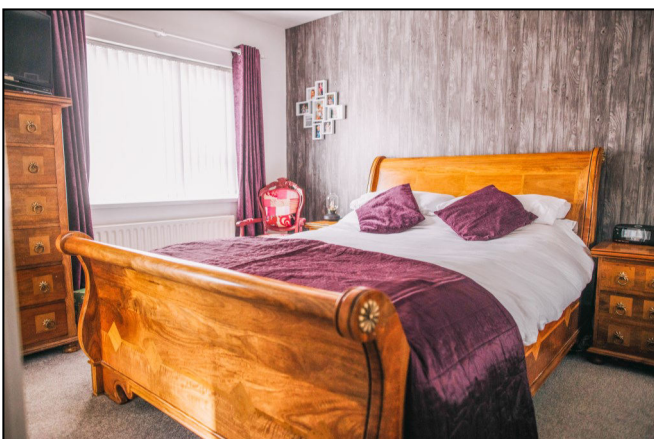


Bedroom 1:

With full wall built in mirrored wardrobe.

11'10 x 10'5

Ensuite off with w.c, wash hand basin and corner steam shower enclosure.



Bedroom 2:

With built in wardrobe. 11'7 x 9'10



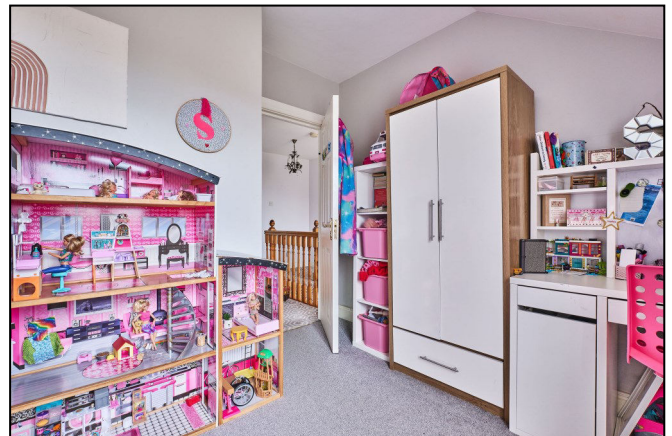
Bedroom 3:

11'10 x 8'0



Bedroom 4:

11'9 x 9'5



Bathroom:

With white suite comprising w.c, wash hand basin, fully tiled walk in shower cubicle, half tiled walls and wood floor. 8'5 x 7'9



EXTERIOR FEATURES:

Outside to rear there is a fenced in garden with paved patio area, large garden with AstroTurf grass. Outside to front there is a walled garden which is laid in lawn and paved for additional parking. Paved driveway extending to detached garage (18'6 x 11'0) with PVC roller door. Lights and power point. Additional large patio area.

**SPECIAL FEATURES:**

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Detached Garage
- ** Excellent Decorative Order

TENURE:

Freehold

CAPITAL VALUE:

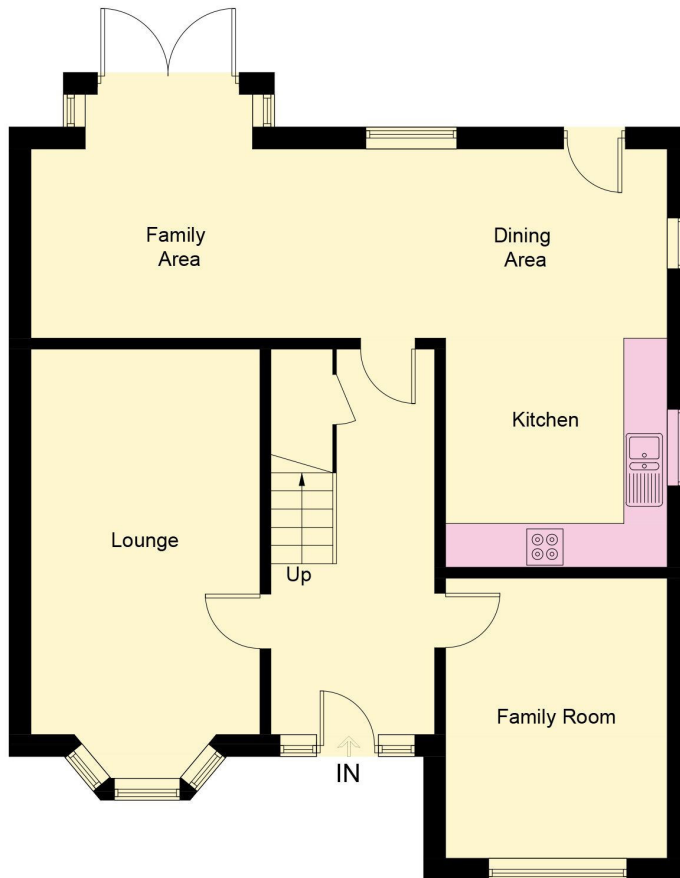
£205,000 (Rates: £1,783.91 per annum)

SPECIAL NOTE:

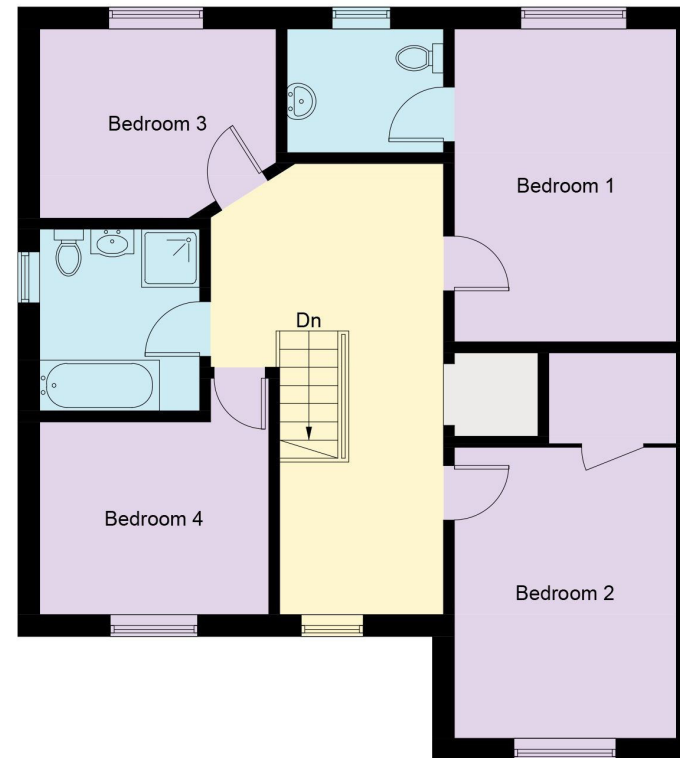
Please note full planning permission has been passed for an impressive two storey side extension. Plans and details available from agent.

14 Inishowen Park

Approximate Gross Internal Area = 147.9 sq m / 1592 sq ft



Ground Floor



First Floor

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Illustration for identification purposes only, measurements are approximate,
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