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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	51 E	
21-38	F		
1-20	G		

PORTSTEWART

24 Dunsuivnish Avenue
 BT55 7EP

Offers Offer £224,500

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A terrific opportunity to acquire a three bedroom semi detached bungalow located in the ever popular development of Dunsuivnish. Internally the property is both bright and spacious and well presented with a recent refurbishment including new kitchen, bathroom and flooring. Externally the property benefits from garden area to front and rear, has been well maintained and benefits from a detached garage. The property also has the advantage of backing onto surrounding countryside fields. Located in the idyllic seaside town of Portstewart, the property is within easy access to beautiful beaches, scenic coastal walks and golf courses. All in all, a fine home which should attract keen interest from a wide spectrum of potential purchasers.

Approaching Portstewart from Coleraine on the Station Road, take your first left before Trolans filling station into Dunsuivnish Avenue. Take your fifth right and No. 24 will be located at the lower end.

ACCOMMODATION COMPRISES:

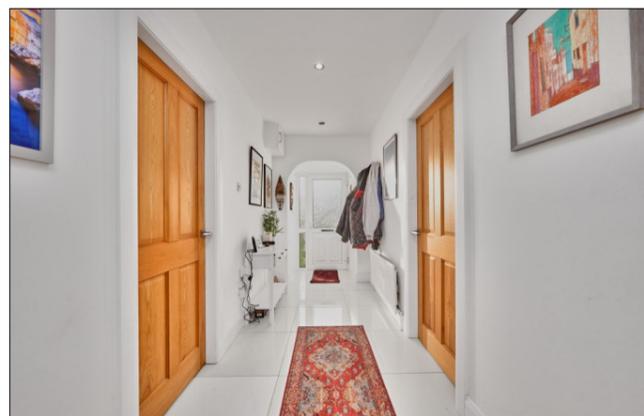
GROUND FLOOR:

Entrance Hall:

5'2 wide with cloaks cupboard, access to roof space, recessed lights and tiled floor.

Lounge:

With wood surround fireplace with cast iron inset and hearth, recessed lights and solid wood floor. 15'7 x 12'0



Kitchen: 17'1 x 10'5

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated 'Beko' oven, hob with extractor fan above, integrated fridge freezer, plumbed for automatic dish washer, washing machine and tumble dryer, saucepan drawers, recessed lights, coving, dado rail, tiled floor and pedestrian door leading to rear garden.



Bedroom 1:

With laminate wood floor. 12'2 x 10'4



Bedroom 2:

With laminate wood floor. 13'1 x 10'1



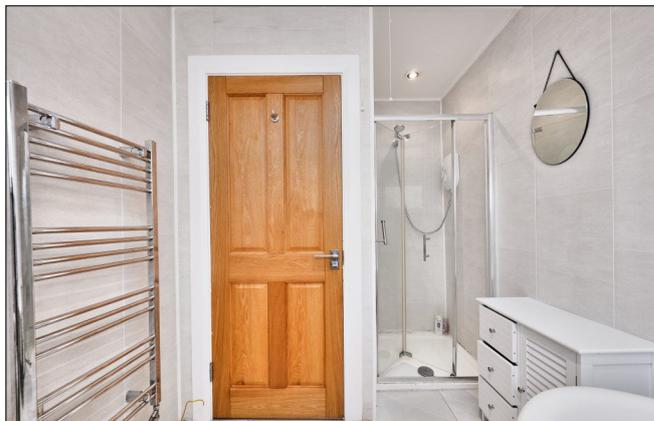
Bedroom 3:

With laminate wood floor. 11'2 x 7'1



Bathroom:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, bath with telephone hand shower, full tiled walls, chrome towel rail, panelled ceiling and tiled floor.



EXTERIOR FEATURES:

Outside to rear there is a fully enclosed garden laid in lawn with paved patio area. Light to front and rear. Tap to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Decorative Order
- ** Detached Garage
- ** Superb Countryside Rural Views To Rear
- ** Oak Doors Throughout

TENURE:

TBC

CAPITAL VALUE:

£120,000 (Rates: £1,116.00 p/a approx.)

