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# 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		70 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

**PORTSTEWART**  
**54 Station Road**  
**BT55 7HQ**  
**Offers Over £279,500**

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A fantastic opportunity to acquire a 3 bedroom detached bungalow which is in excellent and immaculate condition throughout. Having been recently renovated the current vendors have paid every attention to detail with a new luxury kitchen and bathroom. The interior had been decorated to a very tasteful and neutral theme giving a very relaxed and ambient atmosphere right through. Externally the property benefits from a generous sized south westerly facing rear garden and detached garage. Situated at the lower end of Station Road, the property also has the additional benefit of being within close proximity to the Old Town Golf Course and the Warren Recreational grounds. All in all a superb property in an excellent location.

Approaching Portstewart on the Portrush Road turn left onto Station Road before the York Hotel. Going out the Station Road before heading towards Coleraine No.54 will be situated on the right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

4'10 wide with hot press, access to roof space, recessed lighting and solid wood floor.

Lounge: 21'1 x 14'0

With oak surround fireplace with cast iron inset, tiled hearth, recessed lighting, solid wood floor and French doors leading to rear garden.



Kitchen/Dining Area: 15'2 x 10'1

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, integrated ceramic hob, stainless steel oven with stainless steel extractor fan above, integrated dishwasher, integrated fridge freezer, plumbed for automatic washing machine, saucepan drawers, glass display cabinets, recessed lighting in pelmets and ceiling and tiled floor. 8 Pane panel glass doors leading to hall.



Bedroom 1:

With recessed lighting and solid wood floor. 12'0 x 11'1





### **Bedroom 2:**

With recessed lighting and solid wood floor. 9'6 x 8'9



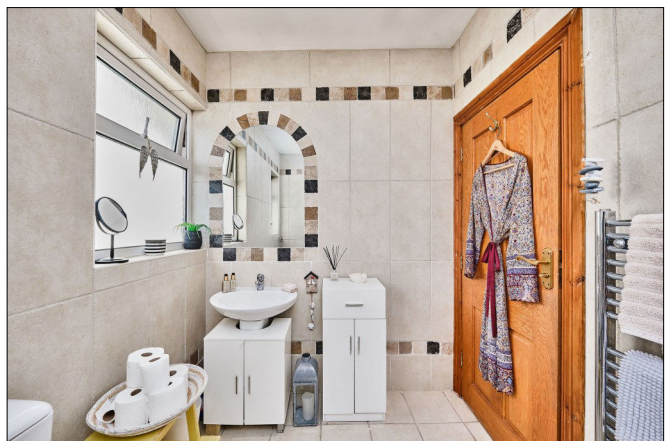
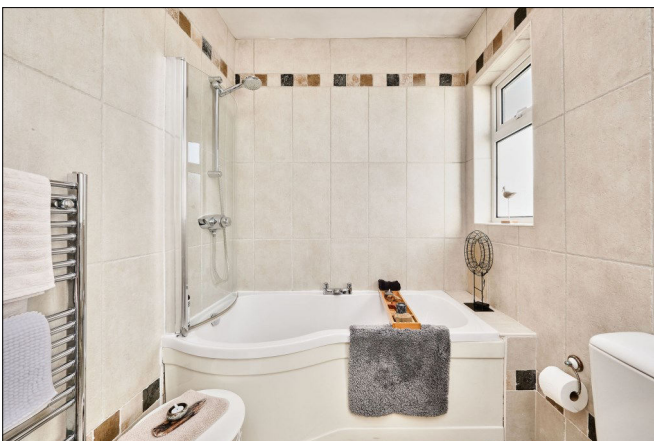
### **Bedroom 3:**

With recessed lighting and solid wood floor.  
11'4 x 8'10



### **Bathroom:**

With white suite comprising w.c., wash hand basin, power shower over 'P shaped' bath, heated towel rail, recessed lighting, fully tiled walls and tiled floor.



### **EXTERIOR FEATURES:**

Tarmac driveway leading to detached garage. Garden to rear is fully enclosed and laid in lawn with screened area with selection of shrubbery. To front there is a turning point and screened area with selection of shrubs. Light to front and rear.



### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Detached Garage
- \*\* PVC Soffits, Guttering & Fascia's
- \*\* South Westerly Facing Garden

### **TENURE:**

Leasehold

### **CAPITAL VALUE:**

£150,000 (Rates: £1,395.75 p/a approx.)

