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

ARMSTRONG GORDON



ARMSTRONG GORDON
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 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		
39-54	E	42 E	54 E
21-38	F		
1-20	G		

PORTSTEWART

82 Coleraine Road
 BT55 7JR

Offers Over £295,000

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Located on the main approach Road coming into Portstewart and within close proximity from the Promenade, this four or five bedroom detached bungalow offers ideal living accommodation throughout with mature established front and rear gardens. In excellent condition throughout, the property is in immaculate condition and has been extremely well maintained by the current vendor. This very attractive home benefits from not only being close to most local amenities but also on its doorstep are scenic coast walks, award winning beaches and some of the finest eating establishments on the North Coast. This excellent property is without doubt suited to a wide spectrum of potential purchasers looking for a beautiful home in this highly regarded part of town. We highly recommend early internal appraisal at your earliest convenience to appreciate this truly beautiful home.

Approaching Portstewart on the Coleriane Road, No 82 will be on your left hand side between the Burnside roundabout and Seafield Park.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

With tiled floor.

Entrance Hall:

With access to roof space and coving.

Separate W.C.:

With wash hand basin, fully tiled walls and tiled floor.

Lounge:

With coving. 12'2 x 10'11



Family Room/Bedroom 4:

With Mahogany surround fireplace with tiled inset and hearth and coving. 12'2 x 10'8



Dining Room:

With storage cupboard and over head storage. 16'3 x 10'11



Kitchen/Dining Area: 17'4 x 9'11

With single drainer stainless steel sink unit, high and low level units with tiling between, space for cooker with stainless steel splashback, extractor fan above, space for fridge freezer, drawer bank and strip lighting.



Snug:

11'10 x 9'5



Conservatory:

11'4 x 8'11



Bedroom 1:

With coving. 11'11 x 9'5



Bedroom 2:

With slide robes and coving. 11'9 x 9'3



Bedroom 3:

With coving. 10'10 x 9'5



Shower Room:

With white suite comprising w.c., wash hand basin, large fully tiled walk in shower cubicle with electric shower, half tiled walls, extractor fan and tiled floor. Additional storage area with tile floor and hot press.



EXTERIOR FEATURES:

Garden to rear is laid in lawn and fenced in with large concrete patio area leading to extensive store area, suitable for parking multiple cars. Light to front and rear. Shed and tap to rear. Tarmac driveway to front leading to car port with roller door leading to rear garden for parking. Garden to front is laid in lawn with raised paved patio access by paved steps. Screened area with selection of plants, shrubbery and hedging.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Burglar Alarm
- ** Large Private Garden To Rear
- ** PVC Fascia's, Soffits & Guttering
- ** Southerly Facing Rear Garden

TENURE:

Leasehold

CAPITAL VALUE:

£165,000 (Rates: £1,535.33 p/a approx.)



