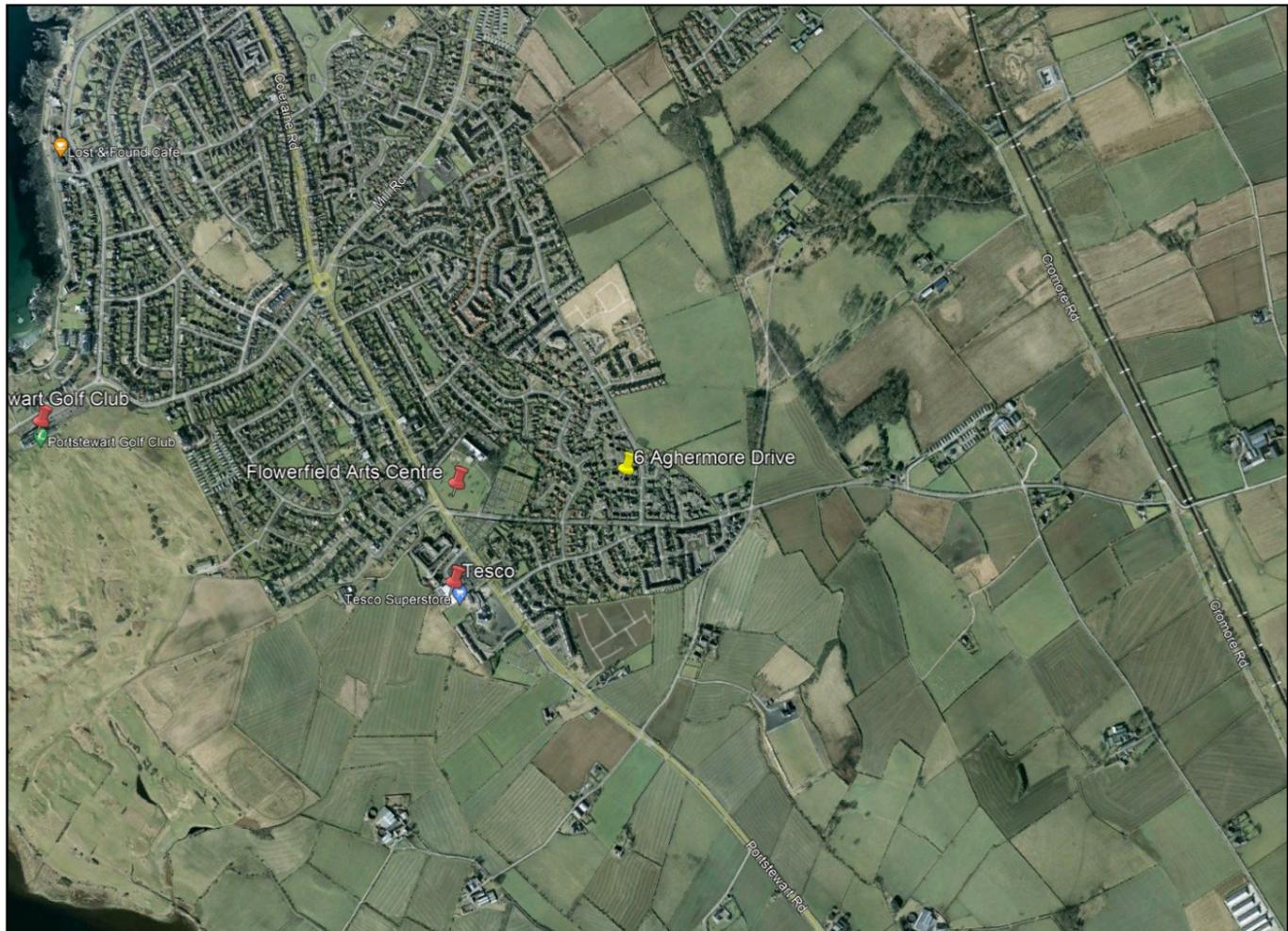




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

**ARMSTRONG GORDON**



**ARMSTRONG GORDON**  
 & Company Limited  
 THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

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	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PORTSTEWART**

6 Aghermore Drive  
 BT55 7QQ  
 Offers Over £274,500

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A delightful three bedroom semi-detached bungalow situated in a popular and well established area in the beautiful seaside town of Portstewart. Having been recently modernised and renovated to the highest of standards and specification throughout, including new kitchen, bathroom and flooring, the bungalow is in immaculate condition both internally and externally and with many normally termed extras fitted. This is a property which certainly has the 'wow' factor. Offering bright and spacious accommodation, this beautiful home should appeal to a wide range of purchasers. Literally on your doorstep there are many fine attractions to offer including the Strand Beach, championship golf courses, a bustling Promenade with a wide range of shops and boutiques and excellent eating establishments. This is an incredibly attractive home in excellent decorative order throughout and therefore we highly recommend early internal appraisal.

Approaching Portstewart on the Coleraine Road, take your next right after Tesco onto the Agherton Road. Take your third left into Lissadell Avenue and second left into Agherton Drive. No 6 will be located on your right hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

Composite front door

**Entrance Hall:**

4'0 wide with cloaks cupboard, hot press, access to roof space, recessed lighting and tiled floor.

**Lounge:**

With recessed stove with slate hearth and tiled floor. 14'9 x 13'0



**Kitchen/Dining Area: 15'0 x 14'2**

With bowl and half sink unit set in island with storage below and seating for three people, high level unit with shelving and housing boiler, low level units with soft close doors, space for range with stainless steel extractor fan above, integrated fridge freezer, plumbed for automatic washing machine, saucepan drawers, recessed lighting, tiled floor and sliding doors leading to rear garden. Glass door leading to hallway.



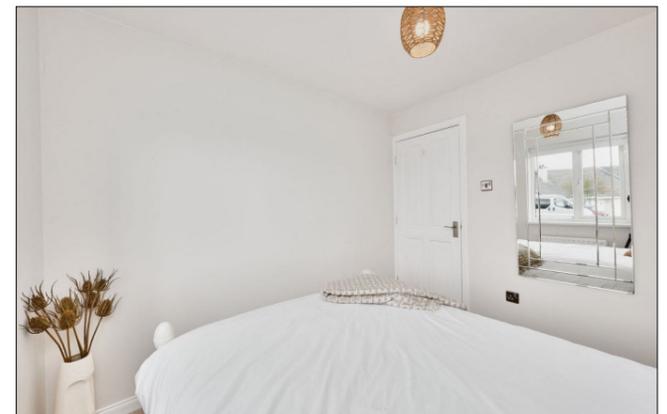
**Bedroom 1:**

11'8 x 11'5



**Bedroom 2:**

9'5 x 8'4



**Bedroom 3:**

11'5 x 8'1



**Bathroom:**

With white suite comprising w.c., wash hand basin with illuminated mirror above and storage below, fully tiled walk in shower cubicle with mains shower, freestanding bath with mixer tap in tiled wall with telephone hand shower, fully tiled walls with recessed shelving, extractor fan, matt black heated towel rail, recessed lighting and tiled floor.



**EXTERIOR FEATURES:**

Tarmac driveway leading to rear of property. Garden to front is laid in lawn. Garden to rear is fenced in with extensive paved patio area laid in lawn and screened area to rear. Shed to side. Light to front and rear. Tap to side.



**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows & Composite Front Door
- \*\* Has Been Recently Renovated
- \*\* Excellent Decorative Order Throughout

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£170,000 (Rates: £1581.85 p/a approx.)

