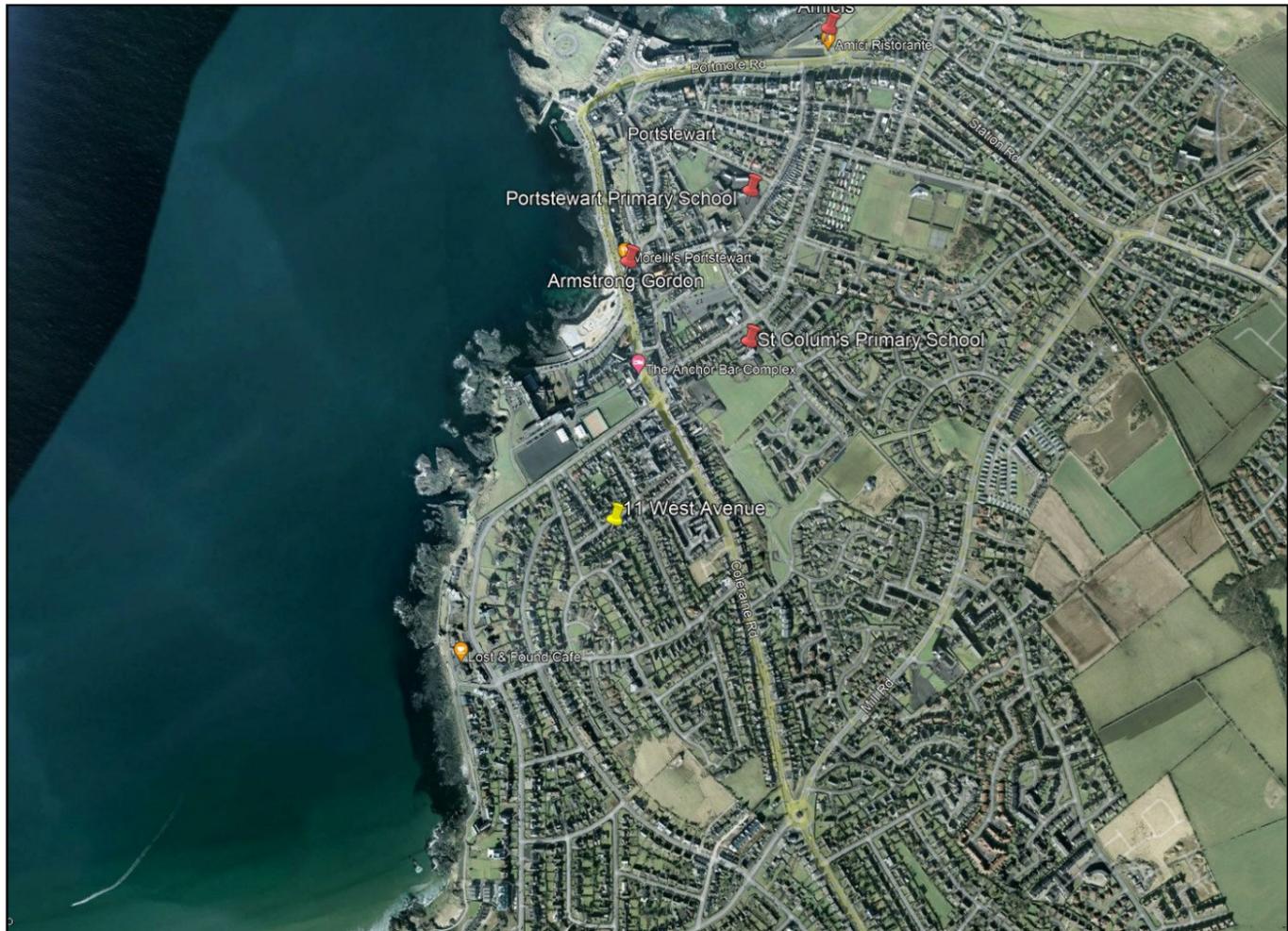




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

**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             |         |           |
| 55-68 | D             |         | 58 D      |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**PORTSTEWART**

11 West Avenue

BT55 7NB

Offers Over £295,000

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Located in a prime residential area of Portstewart and within close proximity from the Promenade, this four bedroom detached bungalow offers well laid out and compact accommodation throughout and would need some modernisation. This delightful 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 fine property is without doubt suited to a wide spectrum of potential purchasers for those wishing to acquire a home in this highly regarded part of the town. We highly recommend early internal appraisal at your earliest convenience to appreciate this truly well located home.

Approaching Portstewart on the Coleraine Road, take your first left onto Strand Road at the Diamond roundabout. Take your second left into West Drive and then left onto West Avenue. No 11 will be located immediately on your right hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Porch:**  
With tiled floor.

**Entrance Hall:**  
3'11 wide.

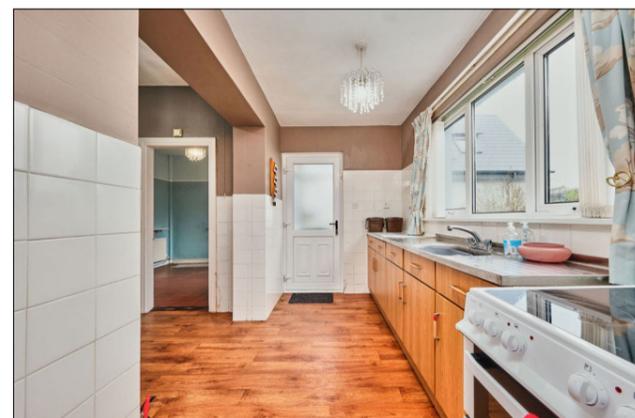
**Lounge:**  
With tiled surround fireplace with tiled inset and tiled hearth and coving. 12'9 into bay x 10'10



**Dining Room:**  
With picture rail and tiled floor. 10'10 x 9'9

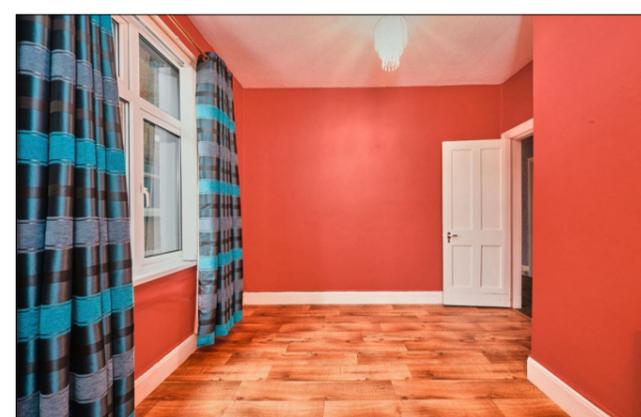


**Kitchen:**  
With double drainer stainless steel sink unit, high and low level units with tiling between, space for cooker, extractor fan above and pedestrian door leading to utility room. 13'4 x 11'4



**Utility Room:**  
5'7 x 4'11

**Bedroom 1:**  
11'3 x 9'4 average



**Bedroom 2:**  
10'7 x 9'11



**Bedroom 3:**

10'7 x 7'10



**Bedroom 4:**

10'8 x 7'4



**Bathroom:**

With white suite comprising w.c., wash hand basin, part tiled walls, hot press and access to roof space.

**EXTERIOR FEATURES:**

Concrete driveway leading to detached garage 15'9 x 8'11 with roller door. A generous sized garden to rear is laid in lawn with paved patio area. Established shrubbery, plants and hedging. Tap and light to rear. Storage 8'7 x 3'10. Garden to front is laid in lawn with shrubbery, plants and tiled steps leading to property.





**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Detached Garage
- \*\* Located In The Heart Of Portstewart Close To Most Local Amenities

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£170,000 (Rates: £1581.55 p/a approx.)