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

ARMSTRONG GORDON



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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

1 Hatheran Mews
 BT55 7US
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 Offers Over £299,000

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028 7083 2000
 www.armstronggordon.com

A beautiful three bedroom detached house extending to approximately 1022 square feet of comfortable living space and situated within a development which has a reputation synonymous with style and impeccable workmanship. Constructed circa 2019 by the well renowned contractors O'Kane Homes, internally the bright and spacious accommodation provides a fantastic contemporary feel with no detail overlooked to ensure maximum comfort and a serene sanctuary to relax and unwind. Externally the property benefits from a private driveway providing excellent security and peace of mind. Practically on the doorstep of the North Coast, this elegant home lends itself to the gateway of many of the North Coast's finest attractions including the Giant's causeway, championship golf courses, beaches and an excellent choice of first class eating establishments.

Approaching Portstewart on the Coleraine Road, take your first right after Tesco onto the Agherton Road. Take your third left onto Lissadell Avenue and the Hatherans development will be your fourth right. No. 1 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

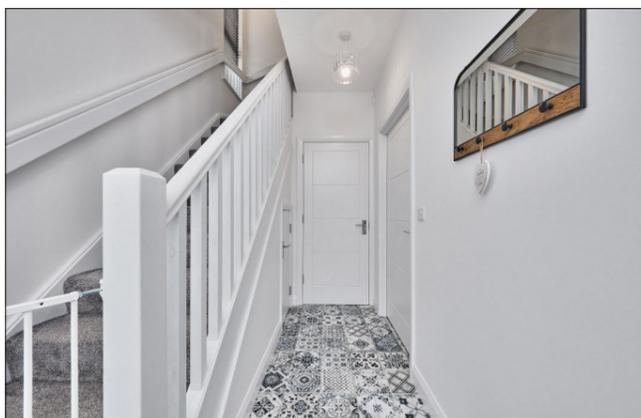
Entrance Hall:
6'8 with under stairs storage cupboard and tiled floor.

Separate W.C.:

With wash hand basin with tiled splashback, extractor fan and tiled floor.

Open Plan Lounge/Kitchen/Dining Area: 22'6 x 15'6

With single drainer sink unit, high and low level built in units with tiling between, integrated ceramic hob, integrated oven with stainless steel extractor fan above, integrated fridge freezer, integrated dishwasher, saucepan drawers, recessed lighting, tiled floor and sliding patio doors leading to rear garden.



Utility Room:

With single drainer stainless steel sink unit, low level units, cupboard housing gas boiler, plumbed for automatic washing machine, tiled floor and pedestrian door leading to rear garden. 6'7 x 6'3



FIRST FLOOR:

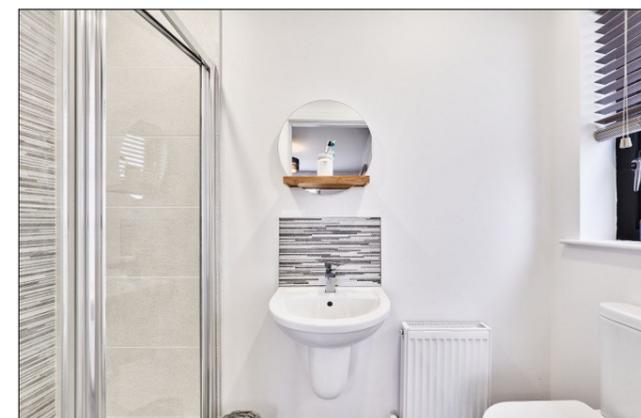
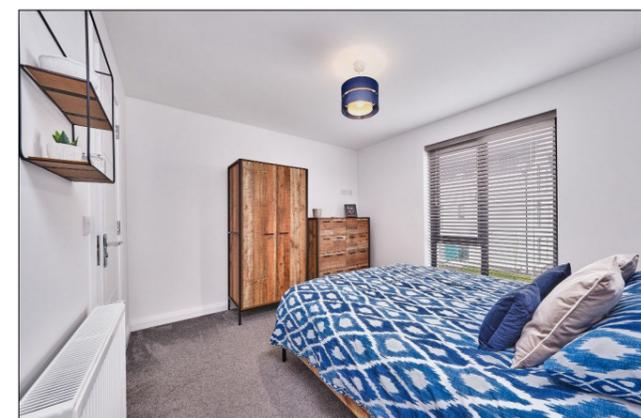
Landing:

With large storage cupboard and access to roof space.

Bedroom 1:

11'7 x 10'10

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with rainfall shower with additional telephone hand shower, extractor fan, recessed lighting and tiled floor.



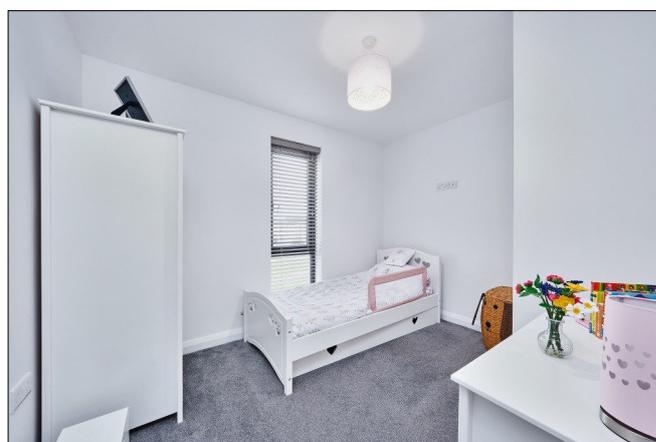
Bedroom 2:

13'7 x 10'4 max



Bedroom 3:

10'7 x 8'7



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, bath with tiled surround, fully tiled walk in shower cubicle with mains rainfall shower with additional telephone hand shower, heated towel rail, extractor fan and tiled floor.



EXTERIOR FEATURES:

Garden to rear is laid in lawn, fully fenced in with paved patio area and gate to private parking area. Light to front and rear. Paviour path leading to front door.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Decorative Order Throughout
- ** Full Wall Glass Door From Living Area To Rear Garden

TENURE:

Leasehold

CAPITAL VALUE:

£140,000 (Rates: £1302.70 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Details of the annual Service charge are available upon request. Annual Service Charge is £324.81 p/a approx. (25.03.24)

