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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 | 71 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PORTSTEWART

124 Cappagh Avenue
 BT55 7RZ
 Offers Over £265,000

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A delightful four bedroom modern detached house located in the popular Cappagh Avenue development, off the Agherton Road in Portstewart. Constructed circa 2010, the property has a tasteful interior and is both bright and spacious throughout having been recently renovated to a high specification, to include repainting throughout, new carpets installed throughout, in addition to both the en-suite and main bathrooms having been completely refurbished. Offering plenty of space, the property is ideal for a young family or perhaps for those maybe wishing to retire to Portstewart. Externally the property has a small and easy to maintain rear garden with tarmac private driveway approaching property. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments. We are confident that on internal appraisal one will appreciate the type of property on offer so therefore highly recommend early internal inspection.

Approaching Portstewart on the Coleraine Road, take your first right after Tesco at Flowerfield Arts Centre onto Agherton Road. Go into the second entrance into Cappagh Avenue and the driveway for No 124 will be located immediately on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

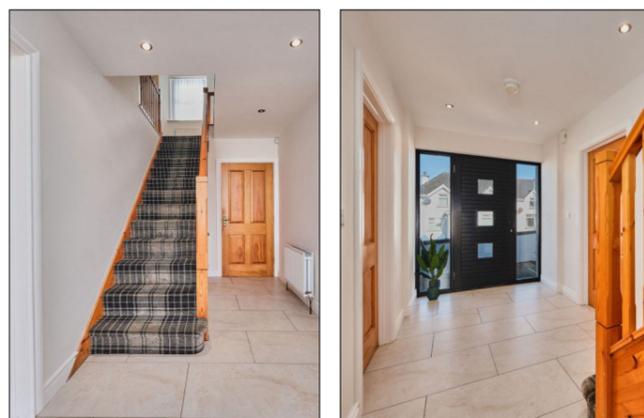
6'7 wide with under stairs storage, recessed lighting and tiled floor.

Separate W.C.:

With wash hand basin.

Lounge:

With wood surround fireplace with cast iron inset and granite hearth, recessed lighting and French doors leading to rear garden. 20'2 x 11'10



Kitchen/Dining Area:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between and under unit lighting, integrated stainless steel oven, ceramic hob with stainless steel extractor fan above, integrated fridge freezer, integrated dishwasher, larder cupboard, drawer bank, recessed lighting and tiled floor. 20'3 x 11'10



Utility Room:

With single drainer stainless steel sink unit, high and low level units with tiling between, plumbed for automatic washing machine and pedestrian door leading to rear garden.



FIRST FLOOR:

Landing:

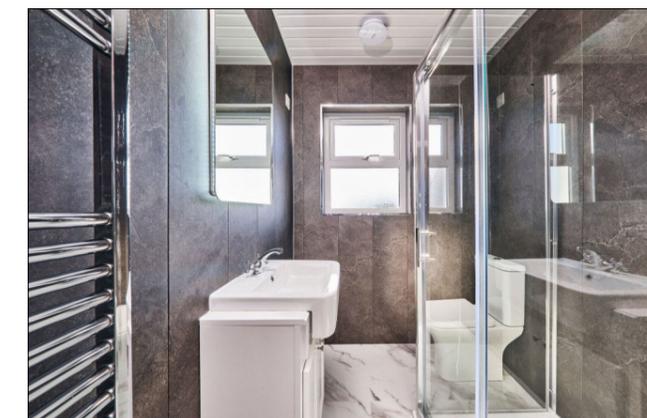
With two storage cupboards and access to partially floored roof space via aluminium loft ladder.

Bedroom 1:

11'10 x 11'3



Ensuite off with W.C., wash hand basin with storage below, complete with heated LED mirror above. Large walk-in shower cubicle with feature tower shower, shower head with body jets and additional hand receiver. Large heated towel rail. Fully PVC cladded walls, floor and ceiling, with recessed LED spot lighting.



Bedroom 2:

10'10 x 10'5



Bedroom 3:

9'1 x 8'8



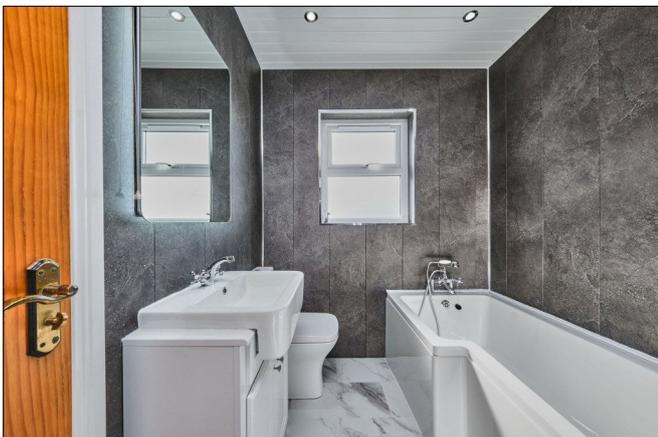
Bedroom 4:

9'10 x 8'2



Bathroom:

With white suite comprising W.C., wash hand basin with storage below, complete with heated LED mirror above. Large walk-in shower with chrome mixer shower, overhead drencher and hand receiver. Traditional style chrome bath mixer tap with hand receiver over bath. Large chrome heated towel rail, PVC clad walls, floor and PVC sheeted ceiling with recessed LED spot lighting.



EXTERIOR FEATURES:

Tarmac drive leading to front, side and rear garden areas. Garden to rear is top-soiled, with rear French doors leading from living room out onto paved patio area. Garden to front has paved patio area and is top-soiled to side.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Burglar Alarm
- ** Recently Installed New Bathroom & Ensuite

TENURE:

Freehold

CAPITAL VALUE:

£170,000 (Rates: £1581. 55 p/a approx.)