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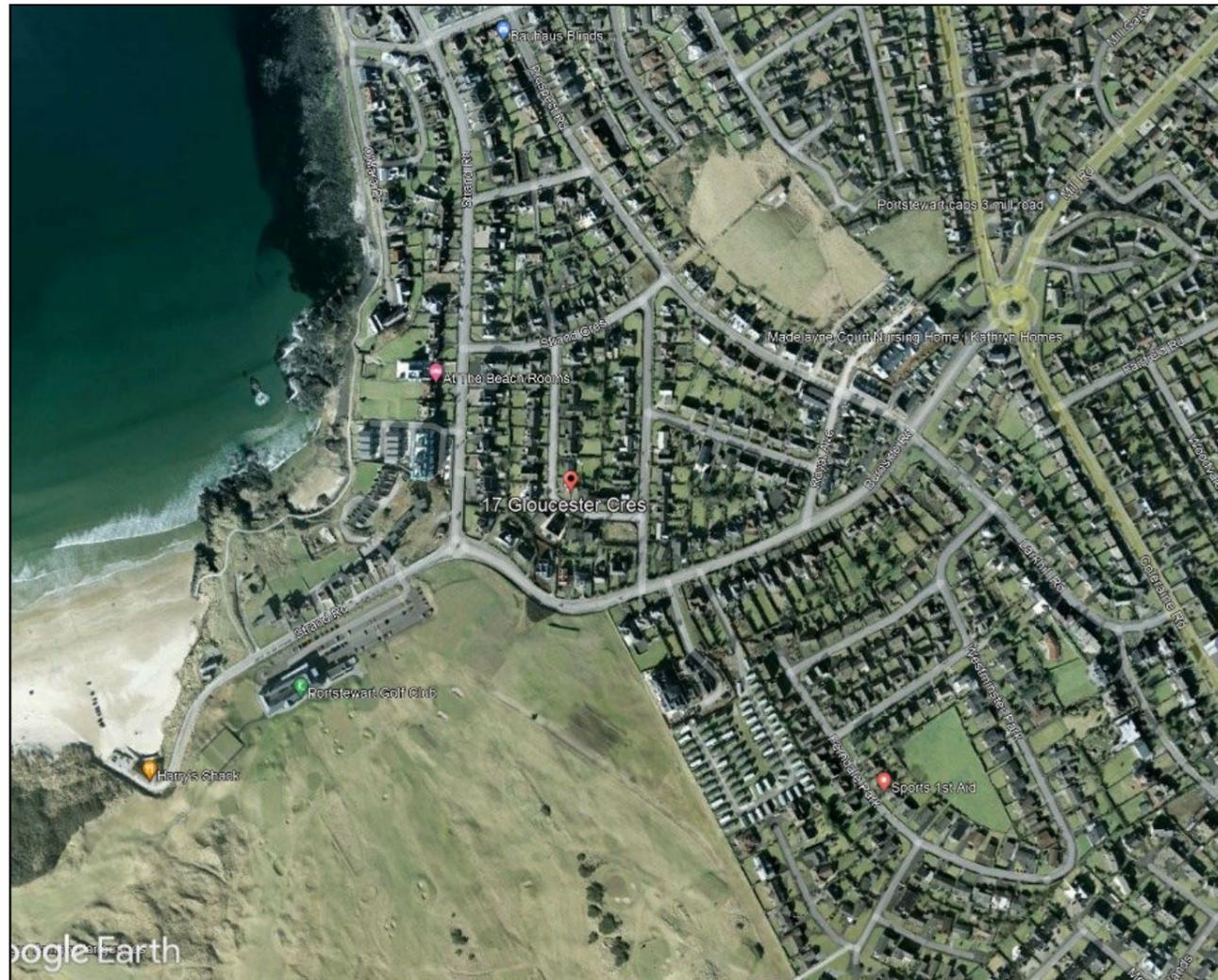
ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

PORTSTEWART

17 Gloucester Crescent

BT55 7NR

Offers Over £545,000

028 7083 2000
www.armstronggordon.com

A truly spectacular 5 bedroom 2 Reception luxury detached split level dwelling extending to approximately 1980 square feet and split over two levels with a highly contemporary atmosphere and offering a stunning modern extension to the rear. This property truly has had everything done to it. Designed by popular architect David Adams of A.D.M.S Ltd Architects, the property was extended and renovated circa 2017 to include a fully paved rear garden with its own bar and barbecue area. With no expense spared to detail the property has been finished to the highest of standards and specification throughout. Located in the popular seaside resort of Portstewart, the property benefits from being on the doorstep of this seaside resorts many fine attractions including Championship Golf Courses, beaches and an excellent choice of well known restaurants. This very modern home is sure to create instant interest to a whole spectrum of potential purchasers. The selling agent highly recommends early internal appraisal.

Approaching Portstewart on the Coleraine Road, turn left at the Burnside Road roundabout onto the Burnside Road. Turn right onto Strand Road at the next roundabout and then your first right into Strand Crescent. Take your first right into Gloucester Crescent and No 17 will be on your left hand side on the corner.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

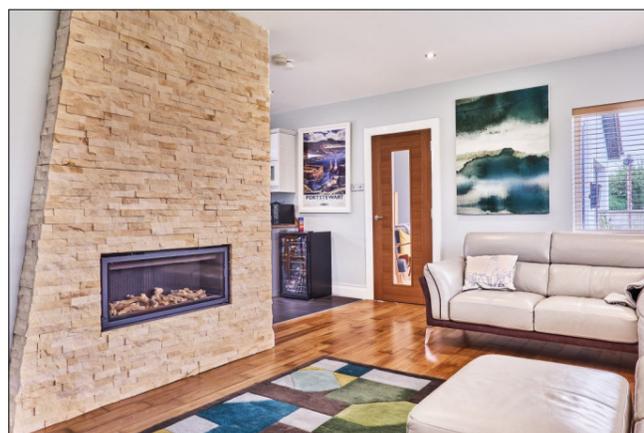
Entrance Hall:

12'1 wide with feature stone wall, large cloak room, feature wood and glass staircase, recessed lighting and solid oak floor.



Lounge:

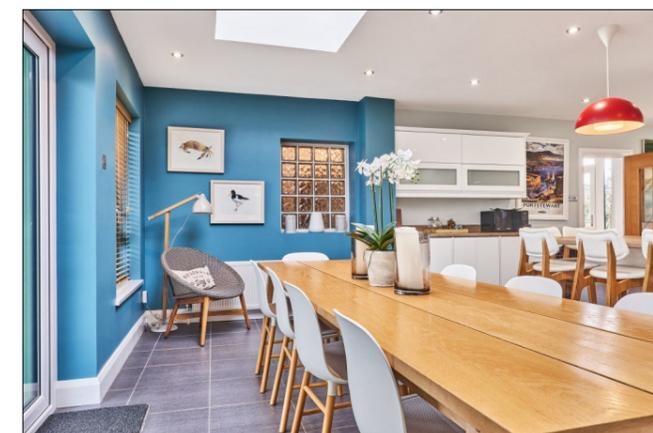
With feature stone wall, fireplace with built in glass gas fire, recessed lighting and solid oak floor.
20'3 x 12'6



Open Plan Kitchen/Dining Area: 19'4 x 19'1

Kitchen/Dining Area:

With bowl and half stainless steel sink unit, high and low level built in units with soft close doors and tiling between, large island unit with breakfast bar with drawer banks below and ample seating, integrated ceramic induction hob, stainless steel extractor fan above, integrated double eye level 'Belling' ovens, integrated fridge freezer, integrated dish washer, integrated beer and wine fridge, glass roof near dining area, glass block feature window, saucepan drawers, over head storage, larder cupboard, frosted glass cabinets, under unit lighting, recessed lighting, light well in ceiling for natural light, tiled floor and patio doors leading to rear garden.



Utility Room:

With stainless steel sink unit, low level built in units with tiling between, plumbed for automatic washing machine and tumble dryer, built in cupboard, glass block feature window, extractor fan and tiled floor. 8'9 x 8'1



Bedroom 1:

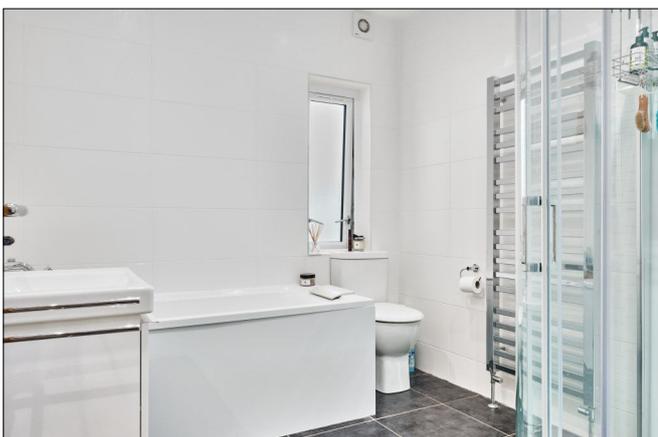
With solid oak floor. 14'4 x 10'9

Ensuite off with w.c., wash hand basin, fully panelled walk in shower cubicle, chrome towel rail, extractor fan, recessed lighting and tiled floor.



Bedroom 2:

11'9 x 9'1



Bathroom:

With white suite comprising w.c., wash hand basin set in vanity unit, large double walk in shower cubicle, bath, under floor heating, chrome towel rail, recessed lighting, tiled walls, extractor fan and tiled floor.

Bedroom 3:

With solid oak floor. 15'9 x 10'10



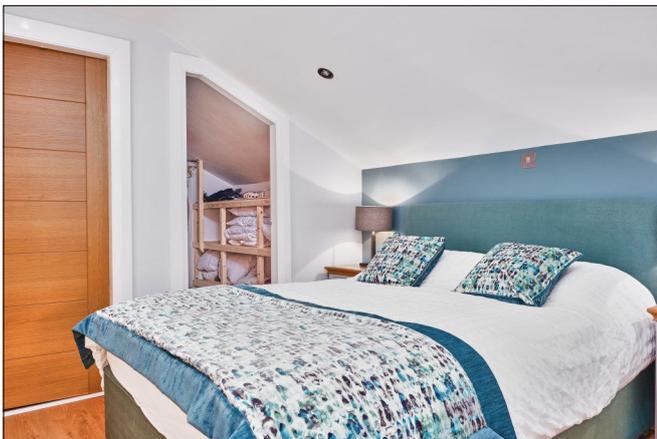
Bedroom 4:

With recessed lighting and laminate wood floor. 11'4 x 9'6

Ensuite off with w.c., wash hand basin set in vanity unit, fully panelled walk in shower cubicle, chrome towel rail, extractor fan, recessed lighting and tiled floor.

Dressing Room:

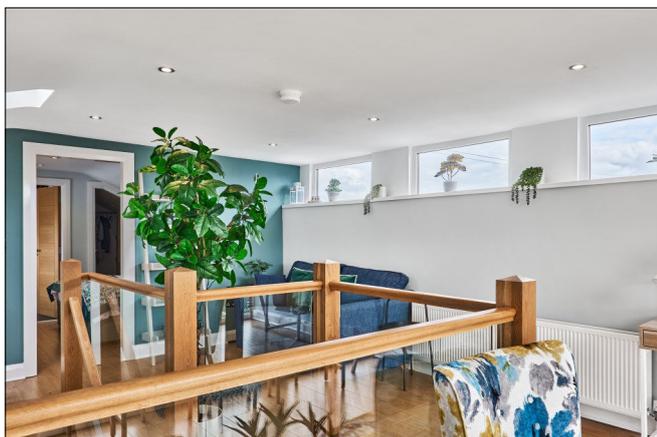
With shelving and rails.



FIRST FLOOR:

Large open plan living/study area:

With feature wood and glass staircase, laminate wood floor, recessed lighting, 'Velux' window and views towards Golf Course. 20'5 x 11'11



Bedroom 5:

With full wall built in wardrobes with laminate wood floor.

Ensuite off with w.c., wash hand basin set in vanity unit, fully panelled built in shower cubicle, chrome towel rail, recessed lighting, access to storage area and tiled floor.

**EXTERIOR FEATURES:**

Outside to rear there is a fenced in garden which is fully paved. There is also a series of stone built seats and large wood and stone bar area. Covered storage area to side and shed to rear of property. Outside to front there is a raised decking area surrounded by glass railings. There is also a walled in lawn and established plants and shrubbery. There is also a tarmac driveway area for parking.

SPECIAL FEATURES:

- ** Oil Fired Central Heating With Built In Nest Systems
- ** PVC Double Glazed Windows & Doors
- ** Very Popular Residential Area
- ** Property Extensively Renovated & Extended In 2016 To Include New Décor, Kitchens, Bathrooms, Wiring, Pressurised Water System, New Double Glazed Windows, Doors & Skirtings
- ** Bar/Barbeque Area In Rear Garden
- ** Underfloor Heating In Bathrooms
- ** Home Office Area On First Floor
- ** Furniture Can Be Purchased By Separate Negotiation

TENURE:

Freehold

CAPITAL VALUE:

£280,000 (Rates: £2745.12 p/a approx.)

