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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	64 D
39-54	E		
21-38	F		
1-20	G		

**PORTSTEWART**

**11A Seahaven Park**

**BT55 7DU**

**Offers Over £239,500**

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A delightful three bedroom detached bungalow offering bright and very well laid out accommodation throughout. Constructed circa 2010, this property was the last bungalow built in the Seahaven development. Internally the property is in good decorative order and has a modern theme throughout. This beautiful home will appeal to those wishing to acquire a fine bungalow that is literally ready to walk into. Within close proximity to a host of local amenities including the Promenade, schools, churches, shops and coffee houses, this is an attractive home which will appeal to a wide spectrum of potential purchasers and therefore we highly recommend early internal appraisal.

Approaching Portstewart on the Coleraine Road, take your second right after the Burnside Road roundabout into St John's Close. Take the first turn on the right into Seahaven Drive and then first right again. Take your next left and No xx will be located on your right hand side.

#### ACCOMMODATION COMPRISES:

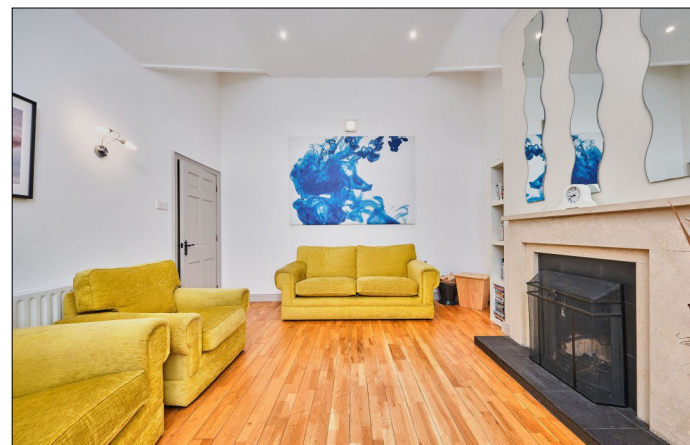
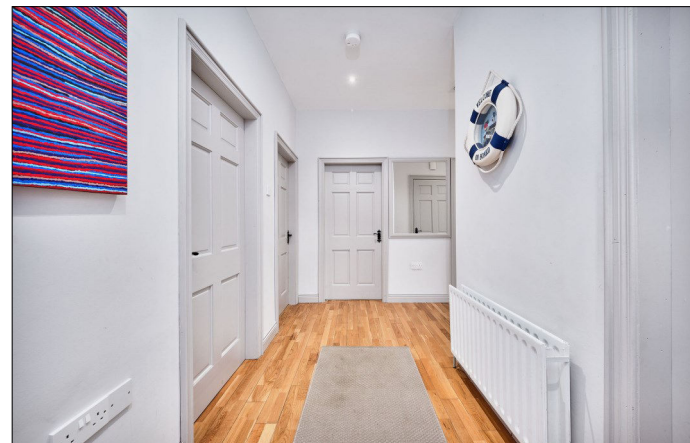
##### GROUND FLOOR:

###### Entrance Hall:

5'4 wide with hot press, access to roof space and solid wood floor.

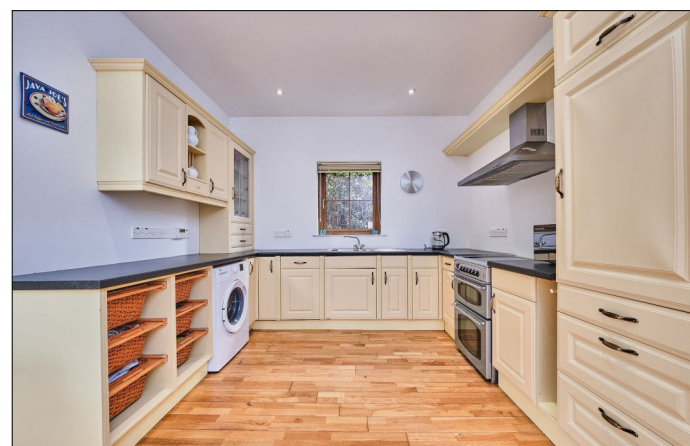
###### Lounge:

With stone surround fireplace with tiled inset and hearth, wiring for wall lights, feature high ceiling, recessed lighting and solid wood floor. 14'8 x 13'8



###### Kitchen/Dining Area: 18'5 max x 16'3

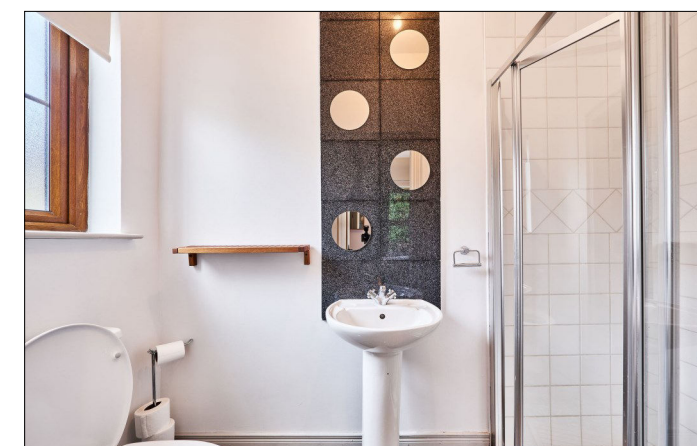
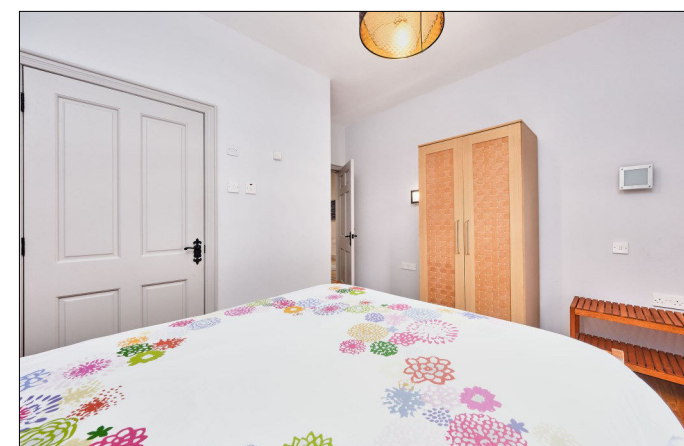
With bowl and half stainless steel sink unit, high and low level built in units, space for cooker with stainless steel extractor fan above, plumbed for automatic washing machine, integrated fridge freezer, pull out basket drawers, glass display cabinet, plate rack, recessed lighting, solid wood floor and PVC woodgrain French doors leading to rear garden.



###### Bedroom 1:

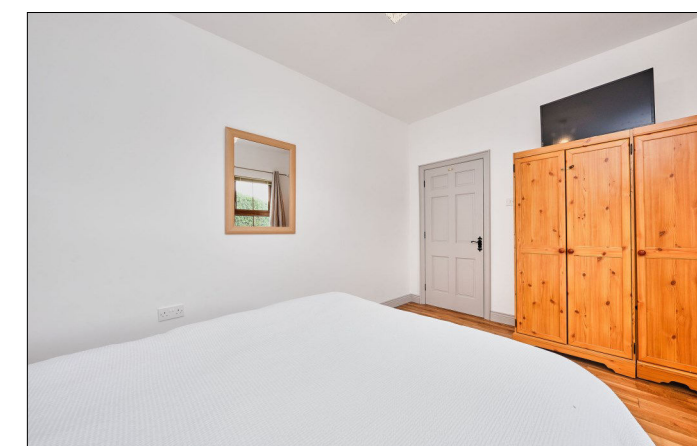
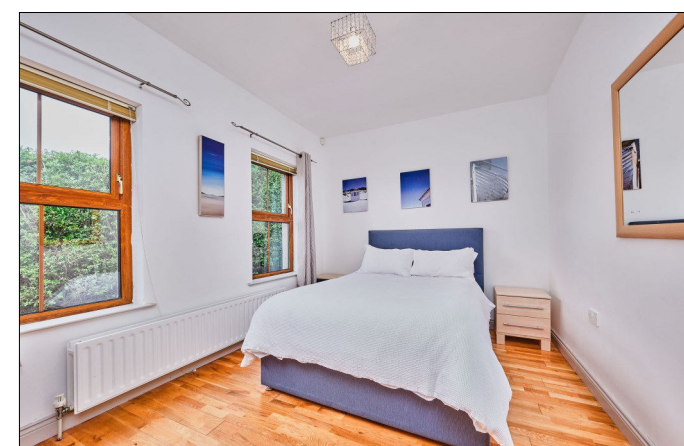
12'4 x 12'3

**Ensuite** off with w.c., wash hand basin with tiled surround, fully tiled walk in shower cubicle with electric shower, extractor fan and tiled floor.



###### Bedroom 2:

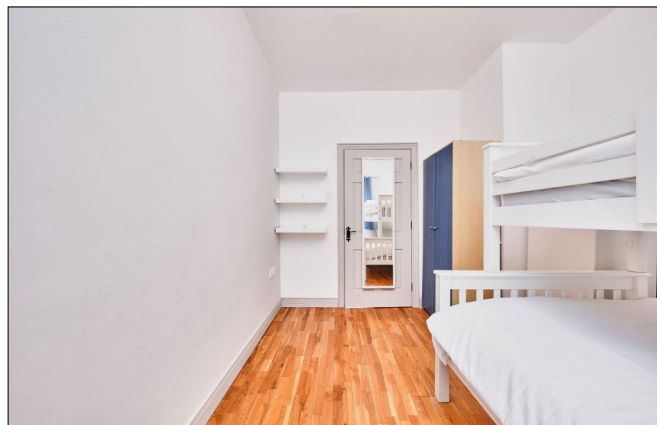
With solid wood floor. 13'5 x 9'9





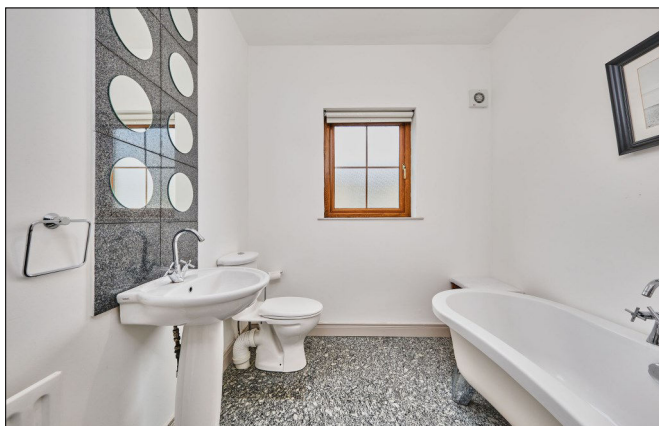
### **Bedroom 3:**

With wiring for wall lights and solid wood floor. 12'4 x 9'5



### **Bathroom:**

With white suite comprising w.c., wash hand basin with tiled surround, free standing bath, extractor fan and tiled floor.



### **EXTERIOR FEATURES:**

Screened driveway with high hedging and artificial grass. Private garden to rear, fully fenced by high hedging and laid in artificial lawn. Light to front and rear.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Woodgrain Double Glazed Windows
- \*\* Close Proximity To Portstewart Promenade
- \*\* Constructed Circa 2010

### **TENURE:**

TBC

### **CAPITAL VALUE:**

£150,000 (Rates:£1470.60 p/a approx.)

