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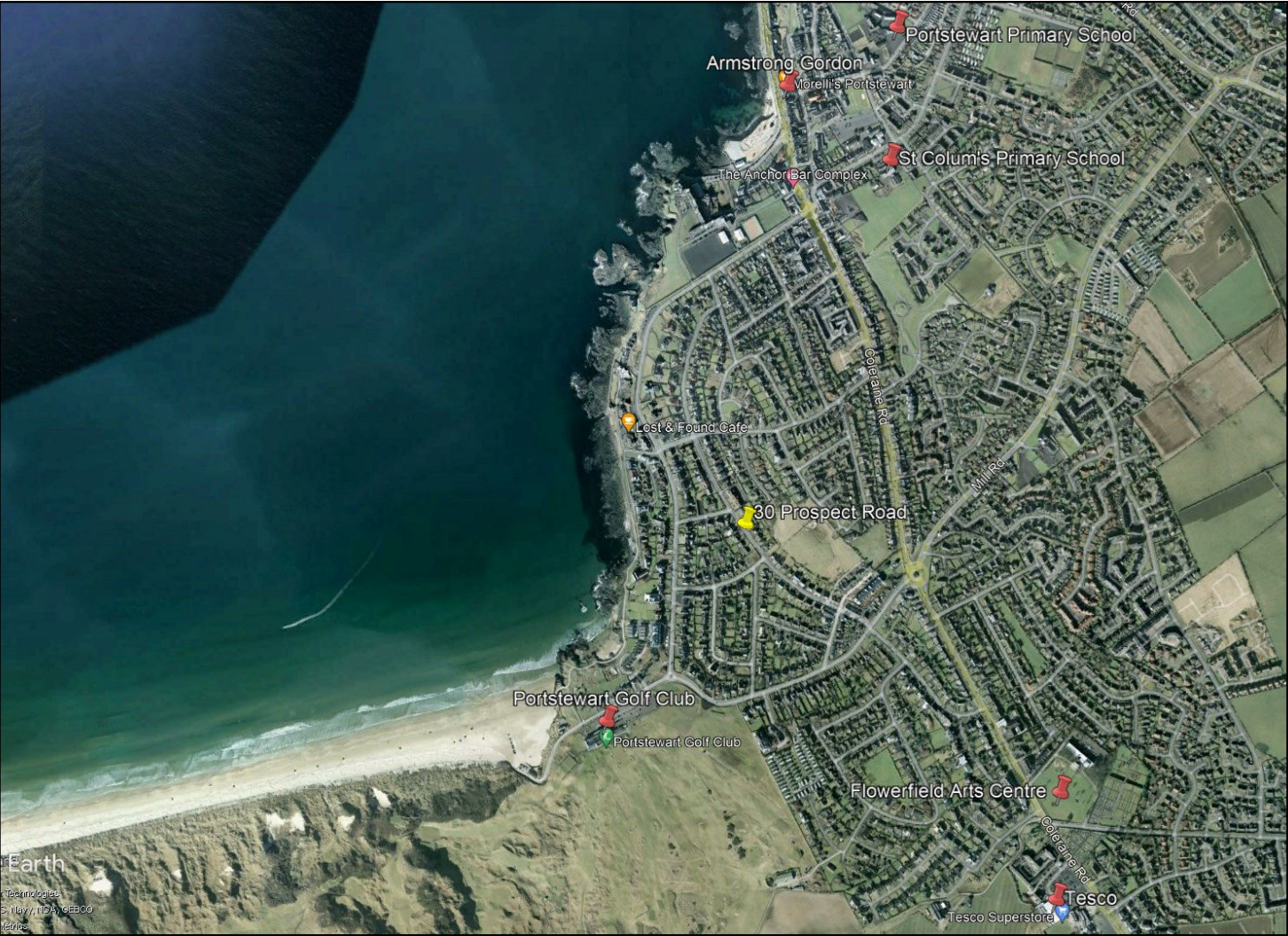
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To arrange a private consultation appointment,  
please contact Armstrong Gordon on  
028 7083 2000



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F		
1-20	G	14 G	

PORTSTEWART

30 Prospect Road

BT55 7NQ

Offers Over £550,000

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A fantastic opportunity to acquire a four bedroom detached chalet bungalow with many fine attributes to offer including bright and spacious accommodation throughout, a very mature and well established garden to rear and most importantly views of the Atlantic Ocean, Strand Beach, Mussenden Temple and Donegal Headlands. The property itself will require some modernisation by the new occupiers. Situated in one of Portstewart's most desirable locations, the property also has the added benefit of being located on a generous sized site with a south westerly facing spacious rear garden. Within proximity to the scenic cliff walk, Strand Beach and Portstewart Golf Club, this property will be suitable to a wide spectrum of potential clients looking for a well located home in this beautiful part of the North Antrim Coast. \*If any prospective buyers are planning any type of redevelopment or extension to this property please show the attached water map to your architect /engineer PRIOR to placing any offer on the property\*

Approaching Portstewart on the Coleraine Road, take your first left at the Burnside roundabout onto the Burnside Road. Take your first right onto Prospect Road and No 30 will be located on your left hand side just after the entrance to Strand Crescent.

#### ACCOMMODATION COMPRISES:

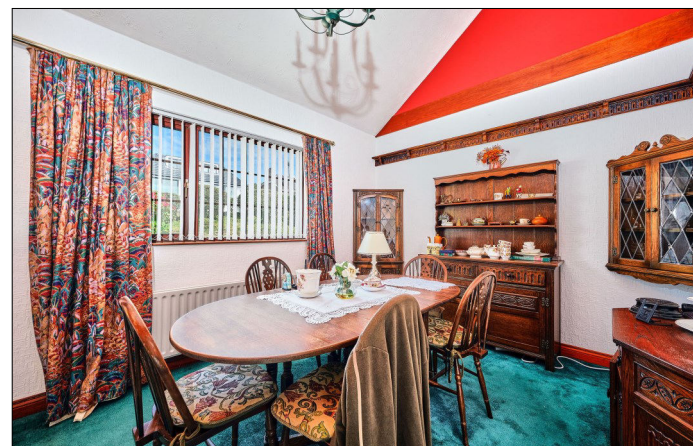
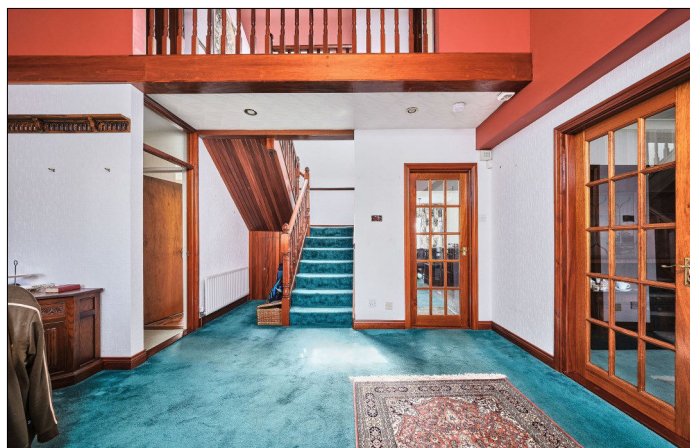
##### Entrance Porch:

7'8 x 7'5 with eyeball recessed lighting and tiled floor.



##### Entrance Hall/Dining Area:

With plate shelf, eyeball recessed lighting, under stairs storage area, glass panel French doors with glass panels leading to lounge.  
19'0 x 12'5 average



##### Lounge:

With Mahogany surround fireplace with marble inset and hearth and coving. 19'9 x 11'8

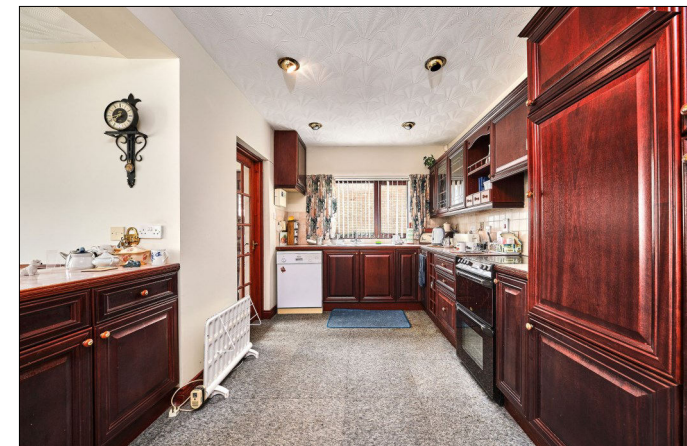


##### Open Plan Family/Kitchen/Dining Area:

19'5 x 16'6 L-shaped

##### Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, integrated fridge, space for cooker with extractor fan above, plumbed for automatic dishwasher, glass display cabinets, shelving, saucepan drawer, wine rack and recessed eyeball spotlights.



##### Family/Dining Area:

With integrated gas fire, marble T.V shelf and sliding patio doors leading to rear garden.





**Utility Room:**

With single drainer stainless steel sink unit, high and low level units , plumbed for automatic washing machine, space for freezer, gas boiler, strip lighting, tiled floor and pedestrian door leading to rear garden. 8'1 x 7'4

**Glass panel door from hallway leading to:****Hallway:**

With hot press.

**Bedroom 3:**

With built in wardrobe with over head storage. 12'9 x 10'1

**Bedroom 4:**

With built in wardrobe and over head storage. 11'0 x 7'8

**Bathroom:**

With coloured suite comprising w.c., wash hand basin, corner bath, fully tiled walk in shower cubicle with electric shower, fully tiled walls and shaver point.





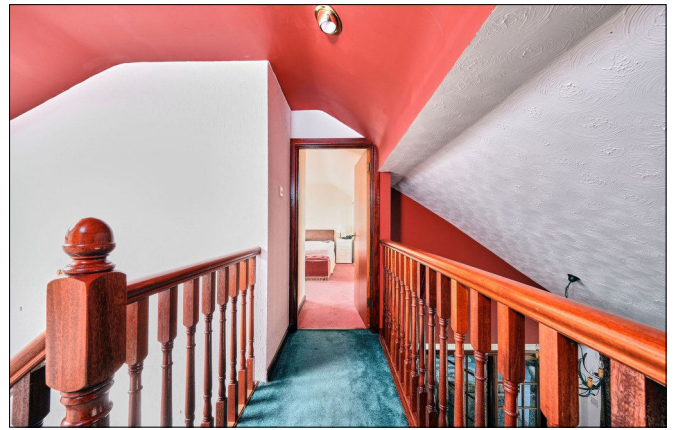
## FIRST FLOOR:

### Mezzanine Landing:

With 'Velux' window, wiring for wall lights and recessed eyeball spotlights.

### Office:

Measurement to follow.

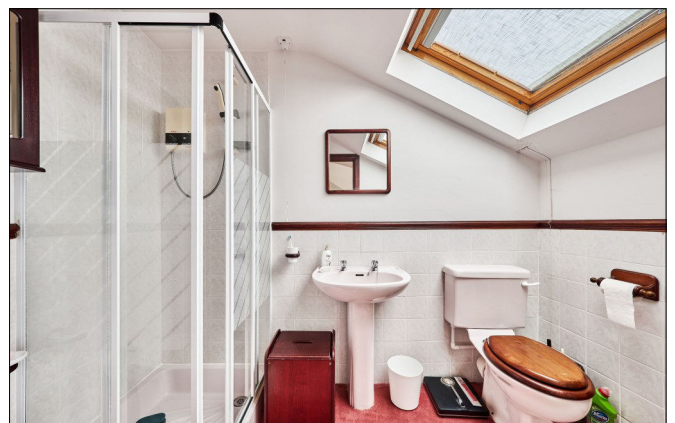


### Bedroom 1:

With built in slide robes and PVC pedestrian door leading to tiled balcony with Atlantic Ocean views across Portstewart Strand, Mussenden Temple and Donegal Headlands. 13'7 x 12'0



**Ensuite** with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, part tiled walls, recessed shelving, shaver point and 'Velux' window.





## Lounge / Bedroom 2:

With Atlantic Ocean views across Portstewart Strand, Mussenden Temple and Donegal Headlands.

15'9 x 12'0



## EXTERIOR FEATURES:

Tarmac driveway leading to detached garage 18'6 x 9'9 with light and power points. Garden to rear is fully enclosed and laid in lawn with extensive paved patio area with partial sea views. Established hedging and shrubbery surrounding the property. Garden to front is laid in lawn with trees and hedging. Light to front and rear. Tap to rear.







**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* Woodgrain PVC Double Glazing
- \*\* Detached Garage
- \*\* Sea Views

**TENURE:**

To Be Confirmed

**CAPITAL VALUE:**

£300,000 (Rates: £2941.20 p/a approx.)



## Water Map

