



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

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ARMSTRONG GORDON



ARMSTRONG GORDON & Company Limited  
THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

65 Millrush Drive

BT55 7FX

Offers Over £237,500

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A very well presented 3 bedroom semi-detached house situated in a residential area and located within close proximity to Portstewart Medical Centre. The property extends to approximately 1,315 sq ft of living space and was constructed circa 2013 by Harrod Homes Ltd. Internally the property offers both bright and spacious accommodation throughout and has been very well maintained by the current vendor culminating in a very warm atmosphere right through and benefiting from an ultra modern theme. Externally the property benefits from a fully enclosed and well laid out rear garden over looking surrounding protected countryside. This beautiful home will undoubtedly command itself for both full time occupation or holiday purposes. The property itself presents itself as a unique opportunity to procure an outstanding home in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road, turn right at Flowerfield Arts Centre onto Agherton Road. Take your third left onto Lissadell Avenue and third right again into Millrush Drive. Take your second left and then first right. No. 65 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

**Entrance Hall:**  
6'5 wide with cloaks cupboard and tiled floor.

**Separate W.C.:**  
With wash hand basin with tiled splashback, extractor fan and tiled floor.

**Lounge:**  
With recess for log burner with tiled inset and hearth and solid wood floor. 17'2 x 11'3



**Kitchen/Dining Area:** 18'2 x 13'3  
With bowl and half stainless steel sink unit, high and low level built in gloss units with tiling between, integrated ceramic hob, integrated 'Beko' oven, stainless steel extractor fan above and glass splashback, integrated fridge freezer and dishwasher, frosted glass display cabinets, up and over doors, saucepan drawers, recessed lighting, larder cupboard, tiled floor and pedestrian door leading to rear garden.



FIRST FLOOR:

**Landing:**  
With hot press and access to roof space.

**Bedroom 1:**  
12'9 x 10'8  
**Ensuite** of with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, part tiled walls, extractor fan and tiled floor.



**Bedroom 2:**  
9'2 x 8'7

**Bedroom 3:**  
9'3 x 9'1





**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, corner bath with tiled splashback, fully tiled walk in shower cubicle with electric shower, heated towel rail, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Paviour and screened area to front of property. Garden to rear is laid in lawn and fenced in with paviour patio area. Light to front and rear. Tap to rear.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Rear View & Boundary Backs Onto Land Protected Under The Northern Area Plan 2016
- \*\* Good Decorative Order
- \*\* Space For Garage
- \*\* Bison Slab Floors
- \*\* Very Popular Residential/Holiday Or Investment Location

**TENURE:**

Freehold

**CAPITAL VALUE:**

£130,000 (Rates: £1274.52 p/a approx.)

