



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



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



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

14 Galvally Mews

BT55 7TP

Offers Over £265,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

An attractive four bedroom townhouse extending to approximately 1280 sq ft of living space which has been very tastefully decorated by its current owners. Constructed circa 2011 by McCloskey & O’Kane Ltd, the property has been finished to their usual high standard of workmanship and attention to detail. Internally the property offers bright and spacious accommodation and still benefits from that ‘new feeling’. This development itself has quickly been established as one of Portstewart’s most affordable and practical living environments with plenty of local amenities on your doorstep.

Approaching Portstewart from Coleraine on the Station Road, take your second right into Galvally Road after Trolan’s Filling station. Take your second right again into Galvally Mews and No 14 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

4’5 wide with tiled floor.

Lounge:

With beech surround fireplace with cast iron inset and tiled hearth, recessed lighting and laminate wood floor. 15’1 x 12’1



Kitchen/Dining Area: 19’6 x 11’4

With bowl and half stainless steel sink unit with tiled splashback, high and low level built in units, integrated 4 ring gas hob, stainless steel oven with stainless steel extractor fan above, tiled splashback, integrated fridge freezer and dishwasher, glass display cabinets, under unit lighting, saucepan drawers, recessed lighting, tiled floor and PVC French doors leading to rear garden.



Utility Room:

With stainless steel sink unit, low level built in units with tiling above, plumbed for automatic washing machine, extractor fan, tiled floor and pedestrian door leading to rear garden. 7’7 x 5’8

Separate W.C.:

With floating wash hand basin with tiled splashback, extractor fan and tiled floor.



FIRST FLOOR:

Landing:

With easy chair.

Bedroom 1:

12’8 x 9’3

Ensuite off with w.c., floating wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, extractor fan, recessed lighting and tiled floor.



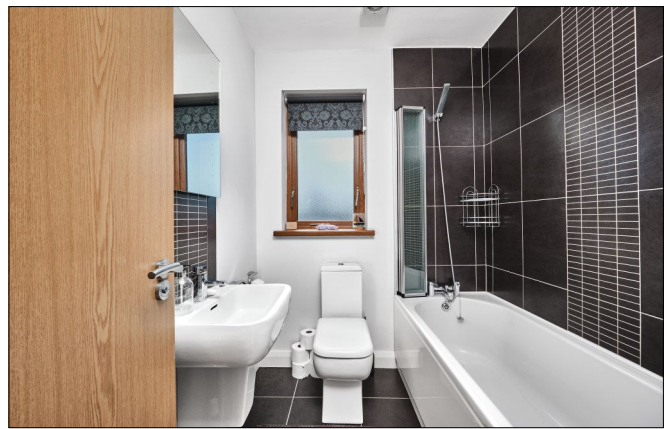
Bedroom 2:

12'7 x 9'0



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, telephone hand shower over bath, part tiled round bath, recessed lighting, extractor fan and tiled floor.



SECOND FLOOR:

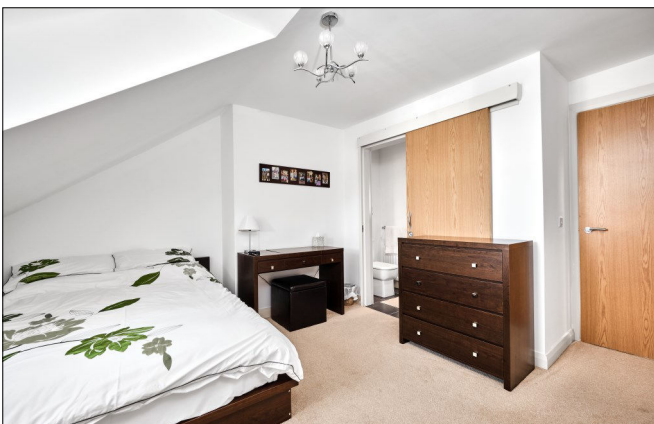
Landing:

With work station and 'Velux' window.

Bedroom 3:

13'5 average x 12'4

Ensuite off with w.c., floating wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, extractor fan, recessed lighting and tiled floor.



Bedroom 4:

With 'Velux' window. 9'7 x 8'6



EXTERIOR FEATURES:

Fully enclosed garden to rear which is laid in lawn with paved patio area. Light to front and rear. Area to front of house is screened.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** Woodgrain Double Glazed Windows
- ** Private South Facing Garden To Rear
- ** Excellent Decorative Order Throughout

TENURE:

Leasehold

CAPITAL VALUE:

£130,000 (Rates: £1,274.52 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £100.00 per annum (15.04.25)**

