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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

8 Nursery Avenue
Nursery Mews
BT55 7NT
Price £499,500

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028 7083 2000
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A superb opportunity to acquire a brand new four bedroom detached house constructed by the O’Kane Group and located on undoubtedly one of the North Coast’s most desirable and most enviable residential living environments. Extending to approximately 1496 sq ft of space, internally the property is both bright and spacious and offers very well proportioned family accommodation right through. Throughout the house there is a feel of a very contemporary atmosphere and modern living feeling with maximum emphasis on high quality finishes. This fine home is within proximity to Portstewart Golf Club and Strand Beach and an array of local amenities. Quite simply a magnificent home on a wonderful site with a stunning outlook.

Approaching Portstewart on the Coleraine Road, take your first left onto Burnside Road at the Burnside roundabout. Take your first right onto Prospect Road and first right again onto Nursery Avenue. Proceed to the top past the Nursing Home and Nursery Mews will be located straight ahead.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6’9 wide with half panelled walls upstairs and tiled floor.

Separate W.C.:

With wash hand basin with tiled splash back, storage below, extractor fan and tiled floor.

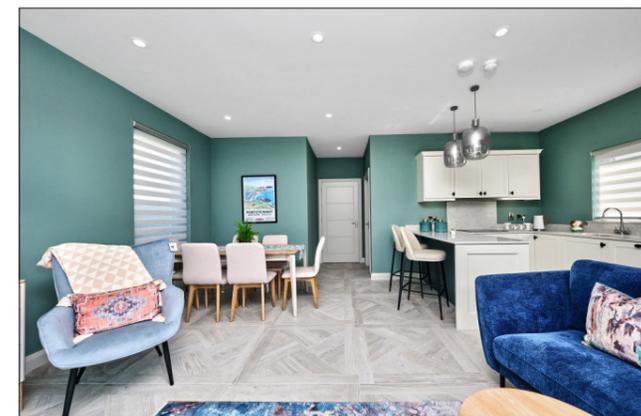
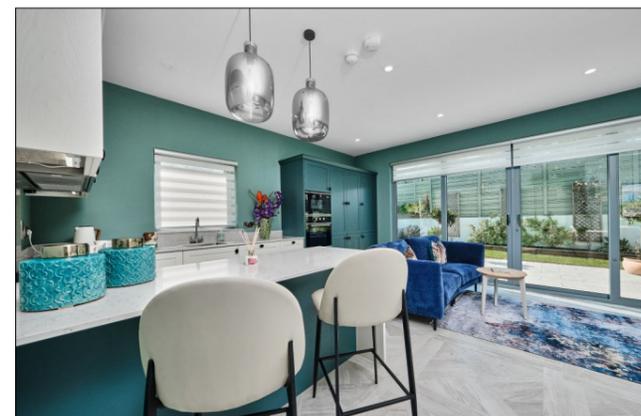
Lounge:

With granite surround fireplace with electric fire and granite hearth, vertical radiator, recessed lighting and sliding patio doors leading to rear garden. 20’1 x 10’8



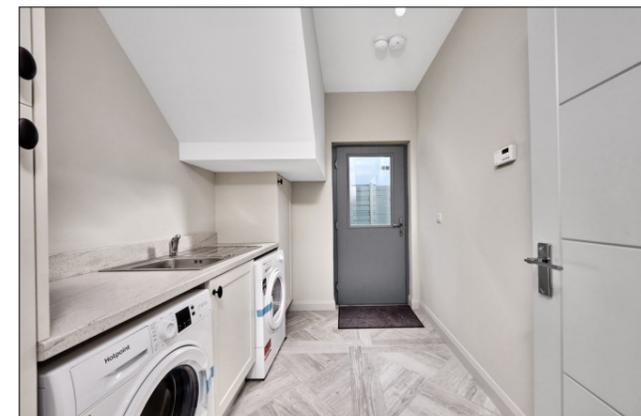
Kitchen/Dining Area:

With single ‘Frankie’ sink unit with ‘Quooker’ tap, high and low level built in units with tiling between set in granite worktops, upstands and sills, full wall units, integrated ceramic hob, concealed extractor fan above and granite splashback, integrated fridge/freezer and dishwasher, integrated double eye level ovens, concealed bins, saucepan drawers, breakfast bar with seating below, under unit lighting, vertical radiator, recess lighting in kitchen, tiled floor and sliding patio doors leading to rear garden. 31’8 x 12’4



Utility Room:

With single drainer stainless steel sink unit, low level units, cupboard housing gas boiler, plumbed for automatic washing machine and tumble dryer, tiled floor and pedestrian door leading to side of property. 9’7 x 7’0



FIRST FLOOR:

Landing:

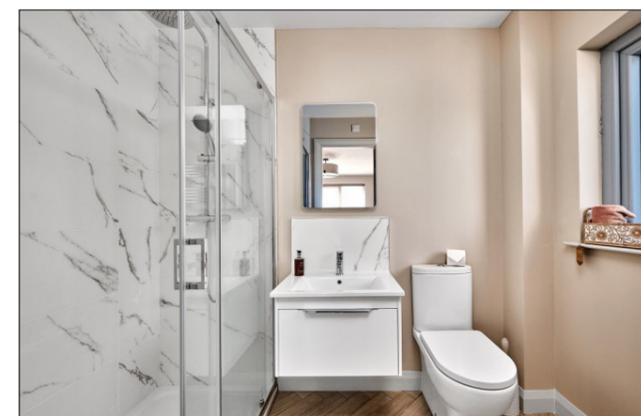
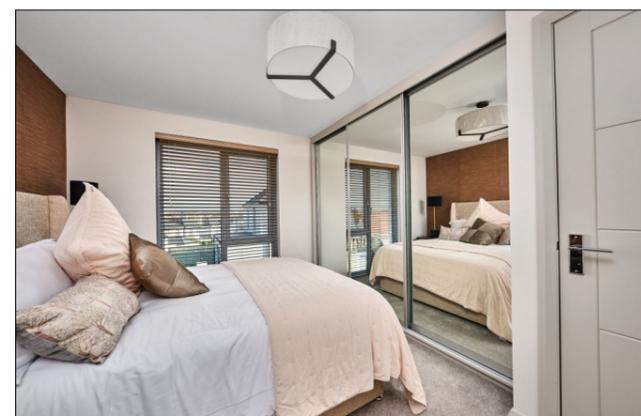
With access to roof space and storage cupboard.

Bedroom 1:

With mirrored slide robes. 13’4 x 9’0

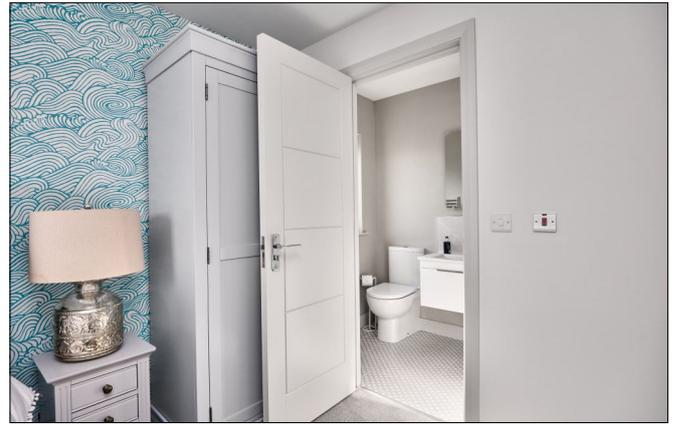


Ensuite off with W.C., floating wash hand basin with splashback, storage below, illuminated mirror above, heated towel rail, fully tiled walk in shower cubicle with mains rainfall shower head system, additional telephone hand shower, recessed lighting, extractor fan and tiled floor.

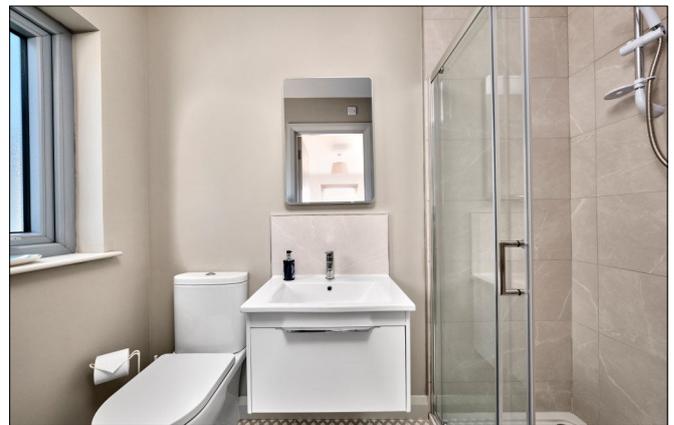


Bedroom 2:

12'8 x 8'4



Ensuite off with W.C., floating wash hand basin with splashback, fully tiled walk in shower cubicle with electric shower, storage below, illuminated mirror, heated towel rail, recessed lighting, extractor fan and tiled floor.



Bedroom 3:

With built in part mirrored slide robes. 12'2 x 9'1

Bedroom 4:

10'9 x 8'3



Bathroom:

With white suite comprising W.C., floating wash hand basin with storage below, telephone hand shower over bath, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, half tiled walls, heated towel rail, recess lighting, extractor fan and tiled floor.



EXTERIOR FEATURES:

Tarmac path leading to front of property and tarmac driveway to the side of the property leading to rear garden which is fenced and laid in lawn, shed to rear, powered patio wall lights surrounding property, slate flower beds, additional elevated flower bed, external electrical power provisions to rear. Tap to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Security Alarm
- ** Landscaped Rear Garden And Patio Areas

TENURE:

Leasehold

CAPITAL VALUE:

£190,000 (Rates: £1862.76 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 £600.00 p/a approx.



