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

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



**PORTSTEWART**

**1 Central Avenue**

**BT55 7BP**

**Offers Over £275,000**

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We are delighted to offer the opportunity to acquire a three bedroom end terrace house in excellent decorative condition throughout. Internally the property has bright and spacious accommodation and has been immaculately taken care of by the current vendors. From the first floor bedroom, the property has good sea views out towards the Atlantic Ocean and also benefits from being within proximity of the Old Town Portstewart Golf course and the renowned Amici Italian restaurant. Centrally located within the heart of Portstewart, the property has ample room for private parking to rear and within easy walking distance to the Promenade and a host of local amenities. Only upon internal appraisal will one fully appreciate this home in its full entirety.

Approaching Portstewart from Portrush, take your first left after the former York hotel onto Central Avenue. No.1 will be located on your left hand side immediately on the corner of York Avenue.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

5'6 wide with tiled floor.

Entrance Hall:

5'6 with under stairs storage and laminate wood floor.

Lounge:

With wood fireplace with marble inset and hearth, cornicing, laminate wood floor and open plan to kitchen/ dining area. 14'9 x 12'2



Kitchen/Dining Area:

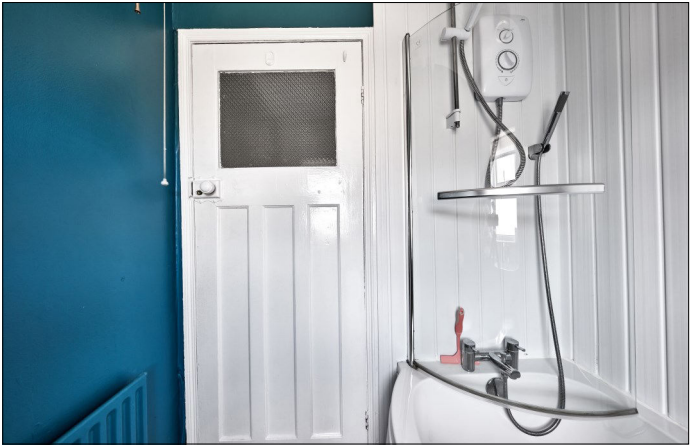
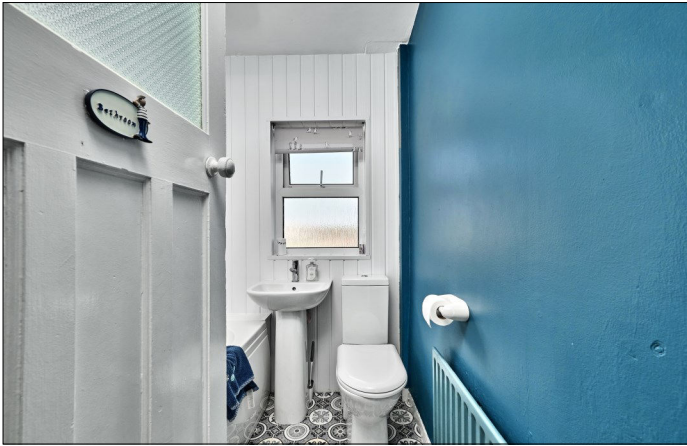
With single drainer stainless steel sink unit, high and low level units with tiling between, integrated ceramic hob and oven, space for fridge freezer, saucepan drawers, hot press with storage below, tiled floor and PVC sliding patio doors to rear garden. 16'7 x 10'8



FIRST FLOOR RETURN:

Bathroom:

With white suite comprising W.C., wash hand basin and electric shower over PVC panelled bath.



FIRST FLOOR:

Landing:

With stairs leading to roof space.

Bedroom 1:

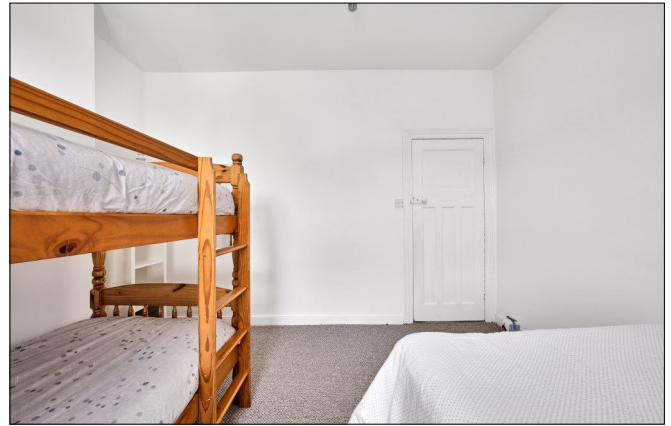
With sea views. 15'0 x 10'8





### Bedroom 2:

12'3 x 10'7



### Bedroom 3:

7'5 x 7'2

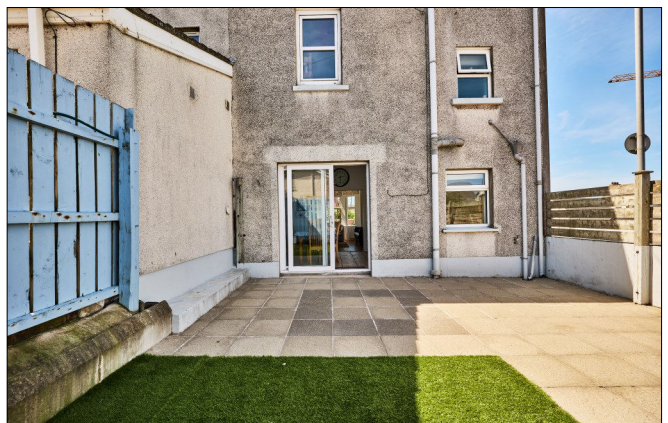
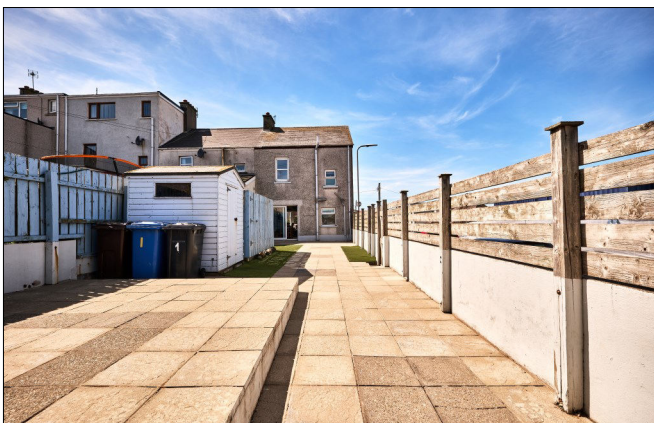


### Attic:

With lighting and solid wood floor. 18'5 x 11'0

### EXTERIOR FEATURES:

Garden to rear is fenced with paved path leading to patio and elevated patio areas. Shed and tap to rear. Fully paved patio area to front with sea views.





### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Sea Views
- \*\* Popular Residential Location Within Walking Distance to Portstewart Promenade.
- \*\* Property Had Historic Planning Permission For An Extension (We Have Plans)

### **TENURE:**

Leasehold

### **CAPITAL VALUE:**

£95,000 (Rates: £971.85 p/a. approx.)

