



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		
55-68	D	55 D	71 C
39-54	E		
21-38	F		
1-20	G		

**PORTSTEWART**  
104 Cappagh Avenue  
BT55 7RY  
Offers Over £189,500

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A chance to acquire a delightful three bedroom mid terrace house located in the popular Cappagh Avenue development, off the Agherton Road in Portstewart. Constructed circa 2004 by Kennedy Group, the property has a neutral interior and has been well maintained. Externally the property has a small enclosed rear garden and benefits from the use of a communal green area directly in front of the house. This property should appeal to a broad spectrum of potential purchasers especially investment buyers. The property is situated within proximity to a local Tesco store, arts centre, filling station and shops. We would recommend early internal appraisal.

Approaching Portstewart from Coleraine on the Coleraine Road, turn right after Tesco at the corner of Flowerfield Arts Centre onto the Agherton Road. Take your first right into Cappagh Avenue, first left and No 104 will be on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'8 wide with understairs storage.



Separate W.C:

With wash hand basin with tiled splashback and extractor fan.

Lounge: 16'1 x 12'6

With beech surround fireplace with cast iron inset, tiled hearth and pane panel glass French doors leading to;



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level units with tiling between, integrated hob and oven, integrated fridge and dishwasher, concealed extractor fan above, tiled floor and PVC sliding patio doors to rear.



Utility Room:

With single drainer stainless steel sink unit, high and low level unit with tiling above, plumbed for automatic washing machine, space for freezer, boiler and extractor fan. 7'8 x 5'7



FIRST FLOOR:

Landing:

With hot press and access to roof space.

Bedroom 1: 11'9 x 11'3



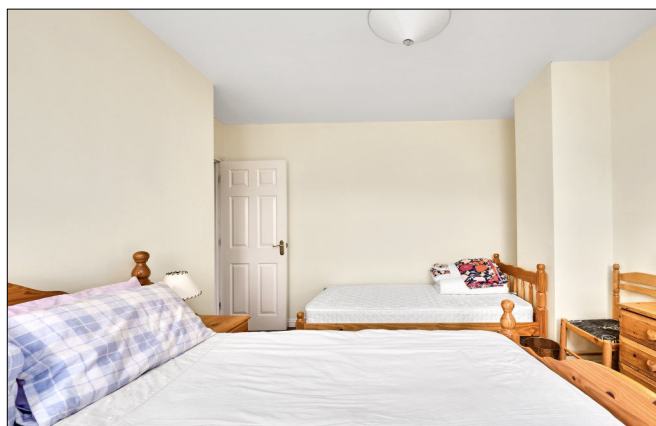


**Ensuite** off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, shaver point and light and extractor fan.



**Bedroom 2:**

12'3 x 10'6



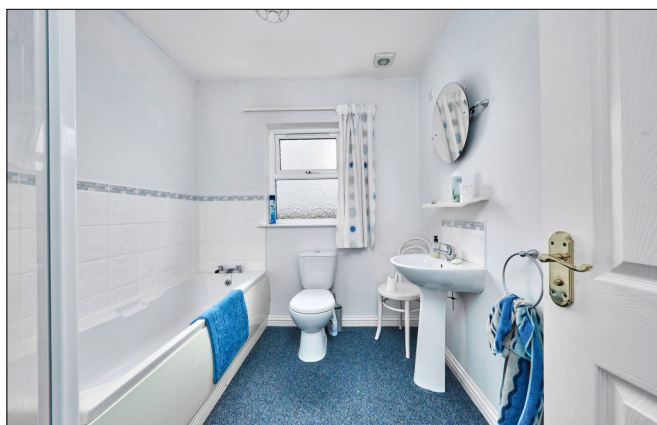
**Bedroom 3:**

With built in wardrobe. 9'10 x 8'8



**Bathroom:**

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





### **EXTERIOR FEATURES:**

Garden to rear is fenced and laid in lawn with concrete patio area. Light to front and rear. Tap and shed to rear. Use of car park to side of property.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Burglar Alarm
- \*\* Countryside Views To Rear Of Property

### **TENURE:**

Leasehold

### **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 £175 p/a approx. (June 2025)**

