

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


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# ARMSTRONG GORDON



**ARMSTRONG GORDON**  
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	61 D	64 D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

7 Swilly Drive

BT55 7FJ

Offers Over £329,500

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A well laid out five bedroom detached chalet bungalow offering spacious living accommodation throughout and benefiting from being in a prime residential area. In good order throughout, the property has been well maintained and externally benefits from well established gardens which are generously proportioned. Of particular note is the first floor front bedroom which takes in beautiful views of Atlantic Ocean and Donegal Headlands. Located in Portstewart, you will be able to take full advantage of scenic coast walks, award winning beaches and some of the finest eating establishments on the North Coast. This fine property is without doubt suited to a wide spectrum of potential purchasers seeking a home in this highly regarded part of town.

Approaching Portstewart from Coleraine on the Station Road, turn right into Culdaff Road after the Mill Road roundabout. At the top of the road turn right onto Swilly Road, first right and then first left. No 7 will be located in front of you at the top of the cul-de-sac.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

5'9 wide with brick walls, pine sheeted ceiling, window through to lounge and tiled floor.

Entrance Hall:

5'1 wide with cloaks cupboard and hot press.

Lounge:

With mahogany fireplace with tiled inset and hearth. 16'4 x 12'2



Kitchen/Dining Area:

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, integrated fridge and dishwasher, double eye level oven, ceramic hob, extractor fan, saucepan drawers, leaded glass display cabinets, corner shelving, wine rack, tiled floor and sliding patio door into conservatory. 18'8 x 11'8



Utility Room:

With single drainer stainless steel sink unit, low level units with tiling above, plumbed for automatic washing machine, space for tumble dryer, pedestrian door to side and tiled floor. 7'8 x 5'5



Conservatory:

With tiled floor and pedestrian door to rear and door to integral garage. 12'5 x 12'3

Bedroom 1:

14'9 x 10'9



**Ensuite** off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, half tiled walls, extractor fan and tiled floor.



### **Bedroom 2:**

(Currently being used as a dining room)  
12'2 x 9'1

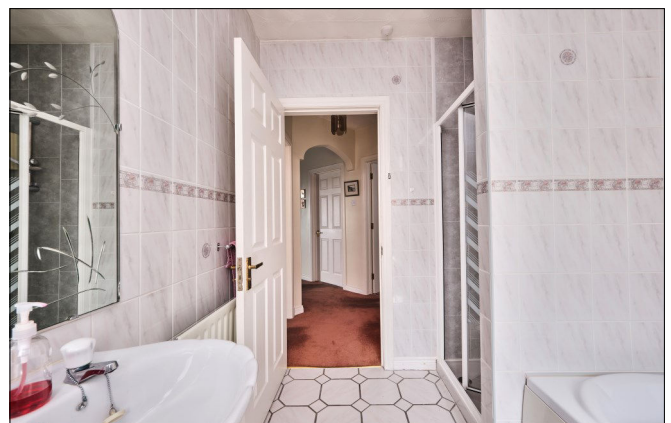
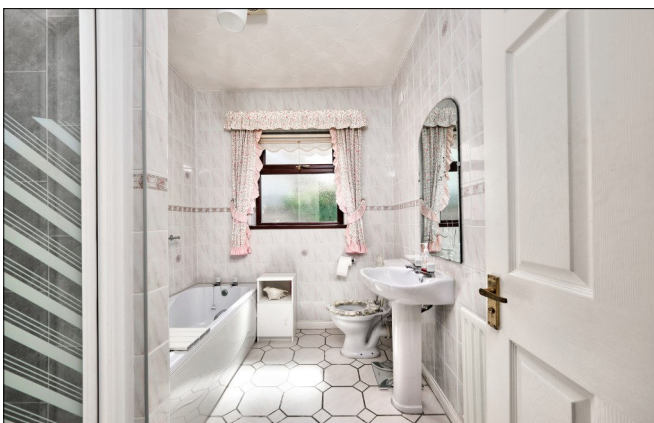
### **Bedroom 3:**

12'1 x 11'9 with coving.



### **Bathroom:**

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



## FIRST FLOOR:

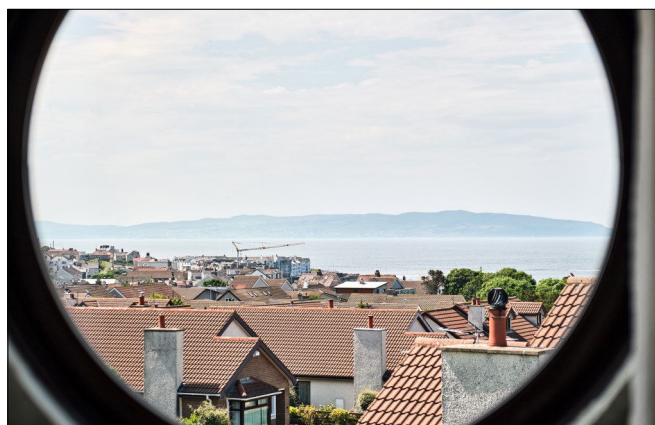
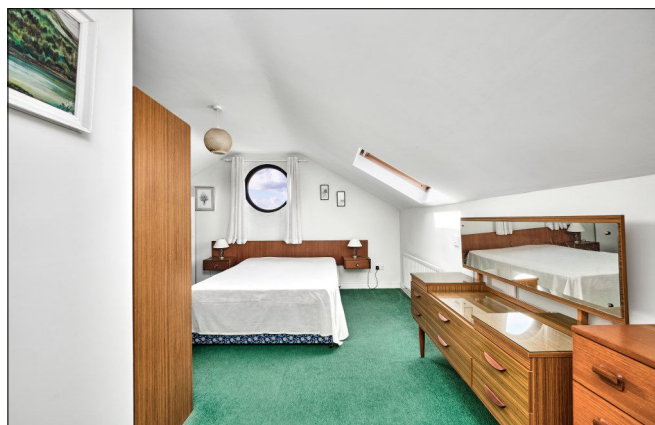
### Landing:

With 'Velux' window.



### Bedroom 4:

With two built in double wardrobes, 'Velux' and feature porthole style window. 15'1 x 14'8



### Bedroom 5:

With two double built in wardrobes and 'Velux' window. 14'9 x 12'4



### **Separate W.C.,**

With wash hand basin, fully tiled walls, 'Velux' window and access to storage in eaves.



### **EXTERIOR FEATURES:**

Tarmac driveway leading to integral garage. 20'0 x 12'6 with electric operated roller door and light and power points. Garden to front, side and rear laid in lawn with concrete patio surrounding property. Paved patio to rear with mature shrubs to front, rear and side. Light to front. Tap to side.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Integral Garage
- \*\* Popular Residential Cul-De-Sac Location

### **TENURE:**

TBC

### **CAPITAL VALUE:**

£215,000 (Rates: £2199.45 p/a approx.)

