

For Sale

91 Old Coach Road, Portstewart, BT55 7HW

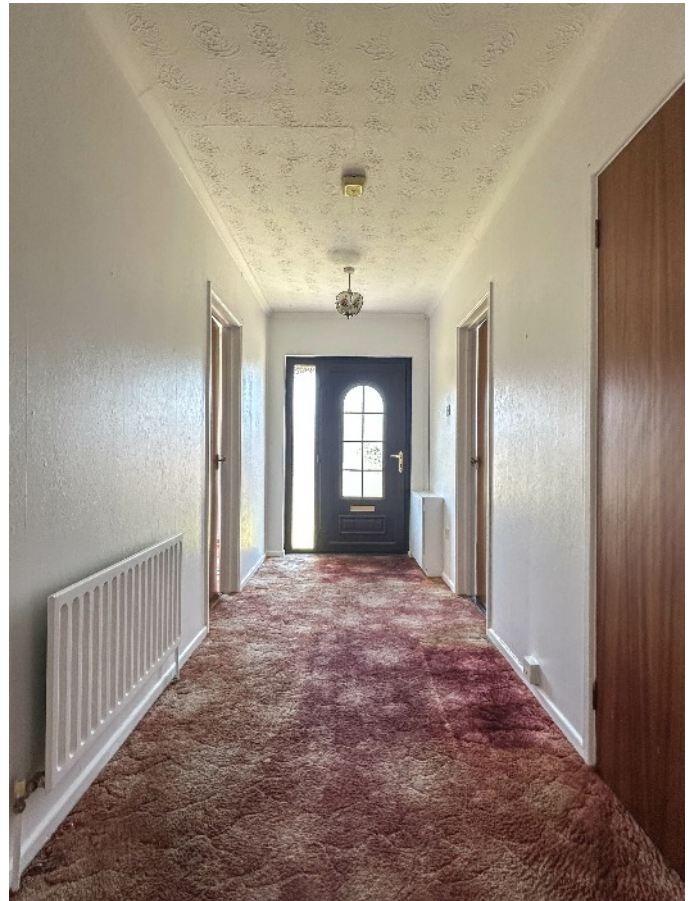
Offers Over **£199,950**



Property Overview

- Semi Detached Bungalow
- 3 Bedrooms, 1 Reception Room
- Oil heating
- Excellent location in a popular residential area of the town
- Close to town centre, schools and recreational facilities
- uPVC fascia, soffits and guttering
- Woodgrain uPVC double glazed windows, front and rear doors
- Rates: The assessment for the year 2024/2025 is £1225.50
- EPC Rating - F30

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Entrance Hall:
With cloaks cupboard, hot press, telephone point.

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Lounge:

16' 8" X 12' 10" (5.08m X 3.92m) with tiled fireplace and hearth, mahogany mantle, television point, wired for wall lights.

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Kitchen / Dining:

14' 8" X 9' 10" (4.48m X 3m) with eye and low level units, one and a half bowl sink unit, Zanussi extractor fan, space for cooker and fridge, plumbed for washing machine, strip lighting.

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Bedroom 1:
12' 9" X 10' 3" (3.88m X 3.12m) with built in sliderobes.



Bedroom 2:
11' 1" X 9' 5" (3.37m X 2.87m)



Bedroom 3:
11' 1" X 9' 3" (3.37m X 2.83m)

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Shower Room:

Comprising corner shower cubicle with Heatstore electric shower fitting, wash hand basin, w.c., sheeted ceiling, access to roof space.

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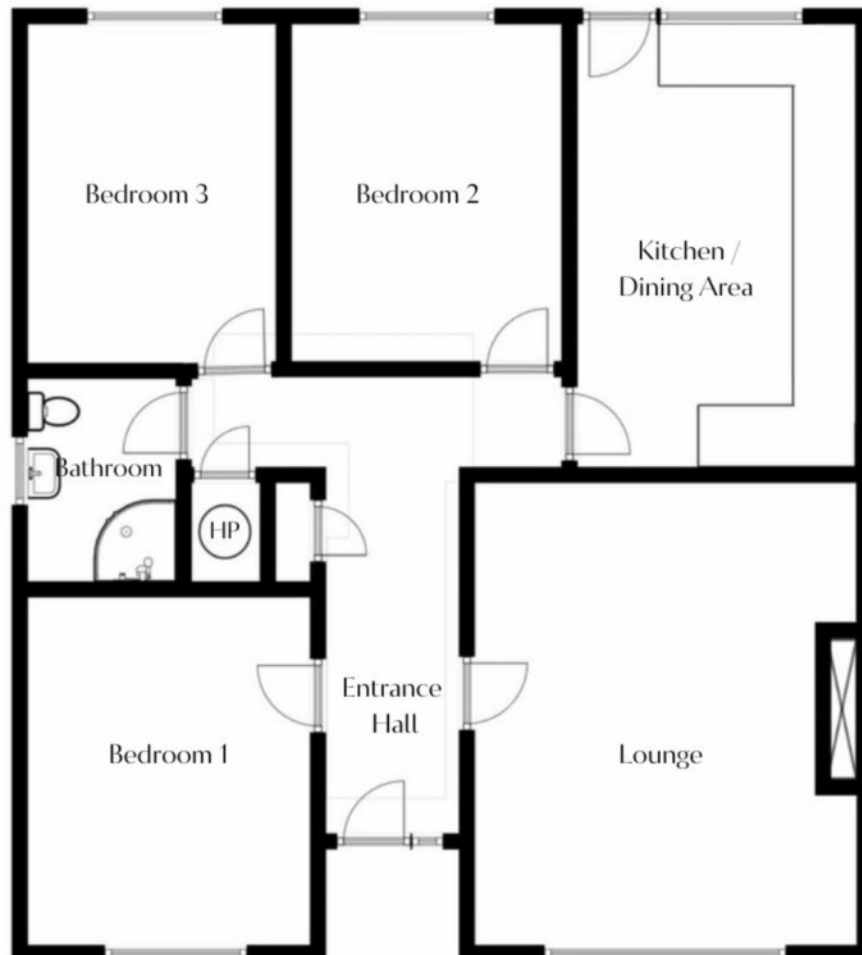


EXTERIOR FEATURES

Garden laid in lawn to the front. Tarmac driveway to the side. Garden to the rear with small laid in lawn area and extensive paviour patio area, partly enclosed by fencing and small wall with pedestrian gate to the side. Outside light to front and rear. Water tap to rear. PVC oil tank and boiler house to rear.

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FLOOR PLANS



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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Property Location:

On approaching Portstewart along the Station Road, turn left at the Station Road roundabout onto Mill Road, then first right onto Old Coach Road and Number 91 is situated on the right hand side.

Tenure: Freehold

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		57
E 39-54		
F 21-38	30	
G 1-20		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive
2002/91/EC



Full EPC available on request

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

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PROPERTY REFERENCE
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OUR OFFICE LOCATION



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