

**For Sale**

102 Coleraine Road, Portstewart, BT55 7JR

Offers Over **£295,000****Property Overview**

- Detached Bungalow
- 3 Bedrooms, 1 Reception Room
- Gas heating
- Within a few minutes walking distance to Portstewart Strand beach and Portstewart golf club
- uPVC double glazed windows
- Tarmac driveway and parking area to the front and side
- uPVC fascia and soffits
- Convenient to The Promenade with its shops, cafes and restaurants
- The house has been rewired with a recently installed kitchen & shower room
- Rates: The assessment for the year 2024/2025 is £1381.05
- EPC Rating - D58

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**Entrance Porch:**

With wooden glass panel front door, tiled floor, wooden glass panel door to:

**Entrance Hall:**

With wooden effect flooring, recess lighting.

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**Lounge:**

11' 11" X 11' 9" (3.64m X 3.59m) plus bay window, with pine surround fireplace, cast iron inset, granite hearth, wooden effect flooring, cornice, recess shelving.

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**Kitchen / Dining Area:**

16' 5" X 10' 1" (5.0m X 3.08m)(Max) with eye and low level units, breakfast bar, single drainer stainless steel sink unit, tiled above worktop, Hotpoint oven and hob, space for dishwasher, recess shelving, space for fridge / freezer, recess lighting, wall mounted radiator, wooden effect flooring, feature archway, uPVC glass panel door to the rear garden.

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**Bedroom 1:**  
3.08 x 3.03 (Max) with wooden effect flooring.



**Bedroom 2:**  
11' 8" X 9' 0" (3.55m X 2.74m)(Max) with wooden effect flooring.



**Bedroom 3:**  
10' 10" X 9' 0" (3.3m X 2.75m)with wooden effect flooring.



**Shower Room:**

Comprising shower cubicle with Redring electric shower fitting, wash hand basin, w.c., fully tiled walls, heated towel rail, recess lighting, extractor fan, linen cupboard housing boiler.

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### EXTERIOR FEATURES

Garden to the front with small trees, shrubs and hedging. Tarmac driveway and parking area to the front and side. Garden to the rear with shrubs and flowers. Former boiler house. Store at rear of the garage. Space to the rear of store suitable for bin storage.

#### Garage:

With vehicular wooden doors.

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## FLOOR PLANS



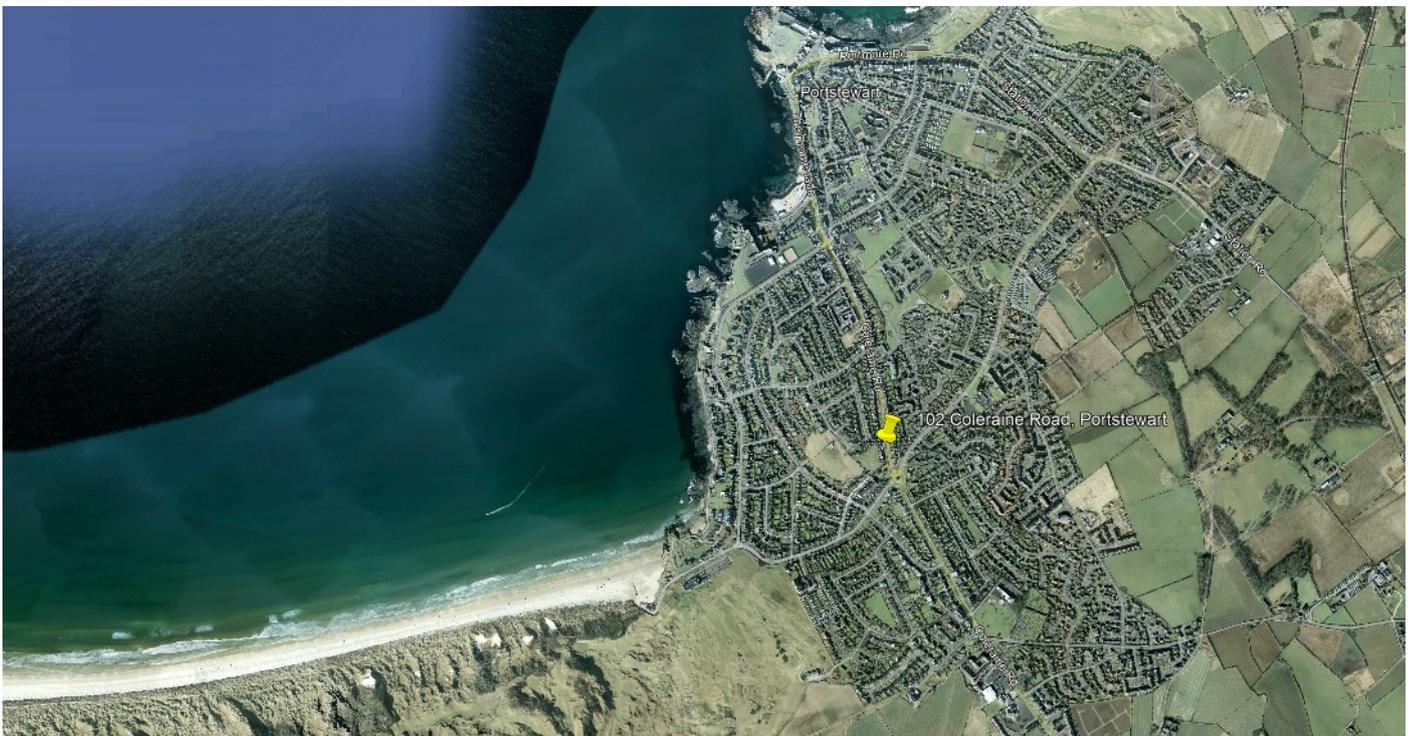
**For illustrative purposes only. Not to scale.**

**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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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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**Property Location:**

On approaching Portstewart along the Coleraine Road, just after the Burnside Roundabout, Number 102 is situated on the left hand side.

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| Energy Efficiency Rating  |           |
|---|-----------|
|   | Potential |
| Very energy efficient - lower running costs   |           |
| <b>A</b> 92 plus  |           |
| <b>B</b> 81-91  |           |
| <b>C</b> 69-80  |           |
| <b>D</b> 55-68  | <b>67</b> |
| <b>E</b> 39-54  | <b>58</b> |
| <b>F</b> 21-38  |           |
| <b>G</b> 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

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

PROPERTY REFERENCE  
 COL0311 090625/AM

### OUR OFFICE LOCATION



# Think

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- Residential Mortgages
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- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7032 8222 / 07739 707 078

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