

## For Sale

21 Ardmore Drive, Off Mill Road, Portstewart, BT55 7NY

Offers Over **£107,500**



### Property Overview

- Semi Detached House
- 3 Bedrooms, 1 Reception Room
- Oil fired and solid fuel central heating
- Close to town centre, schools & local amenities
- Double glazed windows
- Located just off the Mill Road
- Rates: The assessment for the year 2018/2019 is £793.30
- EPC Rating - E39



21 Ardmore Drive, Off Mill Road, Portstewart, BT55 7NY

**ENTRANCE PORCH:**

With uPVC front door, laminated flooring, internal door into:

**ENTRANCE HALL:**

With laminated flooring.



**LOUNGE:**

4.11m x 3.58m (13' 6" x 11' 9") with laminated flooring, wood surround fireplace with working back boiler, cast inset, stone tiled hearth, television point, telephone point.



21 Ardmore Drive, Off Mill Road, Portstewart, BT55 7NY



#### **KITCHEN / DINING AREA:**

5.44m x 3.51m (17' 10" x 11' 6") with eye and low level units, tiled above work tops, single drainer stainless steel sink unit, integrated hob and under oven, space for fridge freezer, space for washing machine or dishwasher. Under stairs storage with shelving, light and vented for tumble dryer.

#### **REAR PORCH**

#### **CLOAKROOM:**

Comprising wash hand basin and w.c.



21 Ardmore Drive, Off Mill Road, Portstewart, BT55 7NY

**FIRST FLOOR**

**LANDING:**

With access to roofspace, storage cupboard, hotpress and immersion heater.



**BEDROOM (1):**

3.56m x 3.2m (11' 8" x 10' 6") with built in wardrobe.



21 Ardmore Drive, Off Mill Road, Portstewart, BT55 7NY



**BEDROOM (2):**  
3.51m x 3.05m (11' 6" x 10' 0") with built in wardrobe.



**BEDROOM (3):**  
2.69m x 2.24m (8' 10" x 7' 4") with laminated flooring.

21 Ardmore Drive, Off Mill Road, Portstewart, BT55 7NY



**BATHROOM:**

Comprising panel bath with Redring shower fitting over bath, wash hand basin, w.c., tiled around amenities.



21 Ardmore Drive, Off Mill Road, Portstewart, BT55 7NY

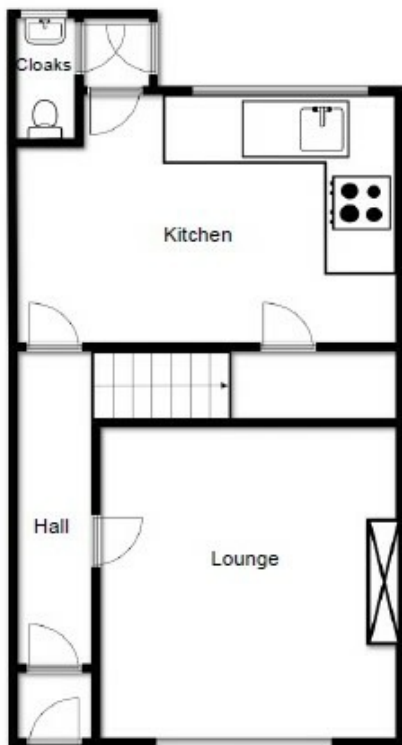


#### **EXTERIOR FEATURES**

Garden laid in lawn to front and rear with trees and shrubs. Enclosed to rear by fencing. PVC oil tank, boiler house to side of property. Parking to front of property.

21 Ardmore Drive, Off Mill Road, Portstewart, BT55 7NY

## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

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

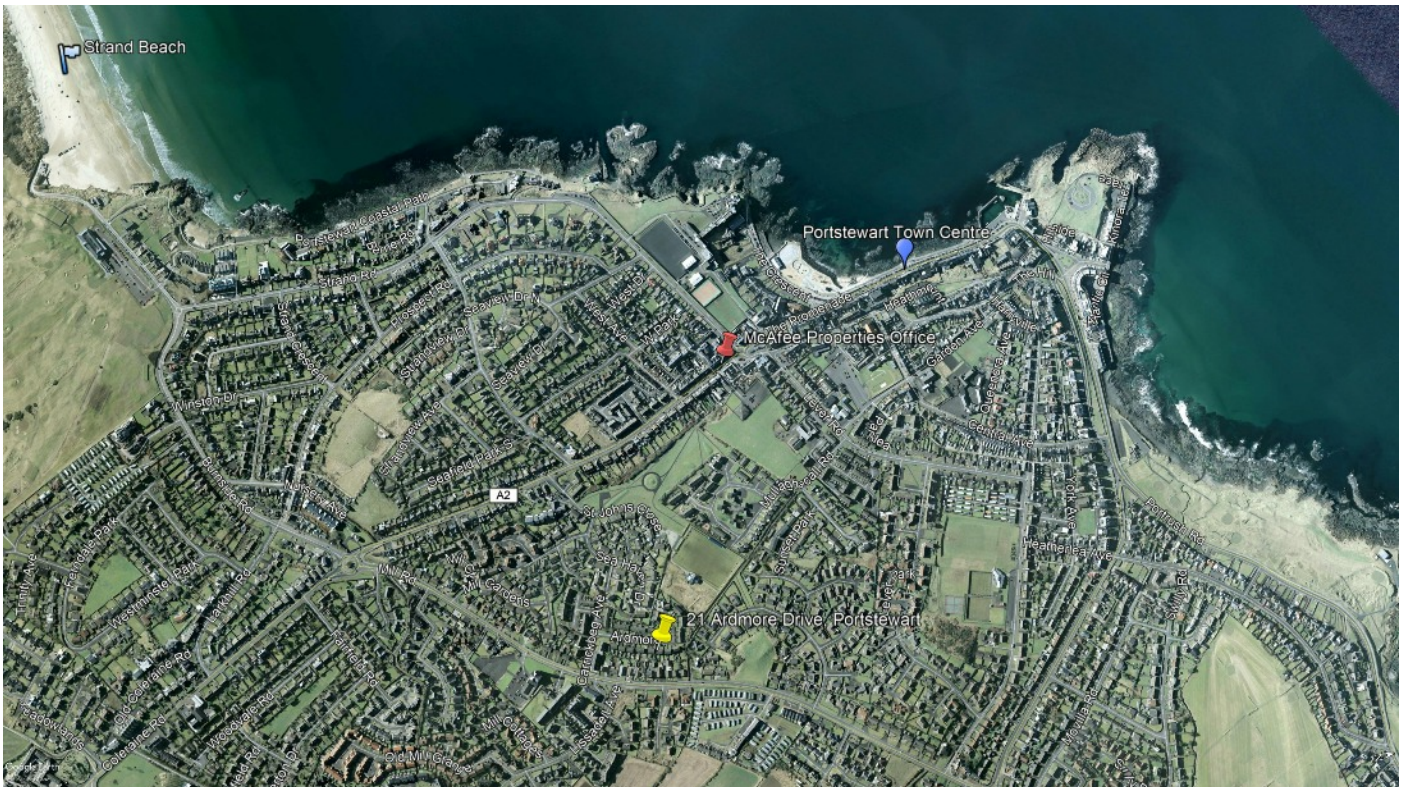
**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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.
5. Any areas, measurements or distances referred to herein are approximate only.
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.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.



21 Ardmore Drive, Off Mill Road, Portstewart, BT55 7NY



### Property Location:

On approaching Portstewart along the Coleraine Road, turn right at the Burnside Roundabout onto Mill Road, then take the second turning on the left onto Carrickbeg Avenue, then right onto Ardmore Drive, and Number 21 is situated on the right hand side.



21 Ardmore Drive, Off Mill Road, Portstewart, BT55 7NY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>		EU Directive 2002/91/EC
<b>Full EPC available on request</b>		

## 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)

[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

## PROPERTY REFERENCE

PST1259 050319/SH

PC 250619 PC 140819

## OUR OFFICE LOCATION



**FOLLOW US  
ON FACEBOOK**

