

For Sale

38 Castleton Park, Portstewart, County Londonderry, BT55 7EJ

Offers Over **£127,500**



Property Overview

- End Terrace House
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- Woodgrain uPVC double glazed windows and doors
- Modern kitchen and bathroom
- Situated on a corner site close to Portstewart town centre
- Convenient to both Primary and Secondary schools
- Rates: The assessment for the year 2019/2020 is £676.09
- EPC Rating - F37

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ENTRANCE HALL:

With wooden flooring, telephone point, wired for wall light.



LOUNGE:

4.37m x 3.23m (14' 4" x 10' 7") with Pine surround fireplace, cast iron inset and tiled hearth, Pine glass panel door from hall, wooden flooring.

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KITCHEN / DINING AREA:

5.23m x 3.1m (17' 2" x 10' 2") with eye and low level units, one and a half bowl stainless steel sink unit, wine rack, two eye level glass display units, tiled between units, concealed lighting, Candy hob and double oven, Faber stainless steel extractor fan, space for fridge / freezer, plumbed for dishwasher and automatic washing machine, sheeted ceiling with recess lighting, under stairs storage, Karndene flooring, Pine glass panel door from hall.

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FIRST FLOOR

LANDING:

With hot press, dimmer switch lighting, access to roof space.

BEDROOM (1):

3.25m x 3.1m (10' 8" x 10' 2")



BEDROOM (2):

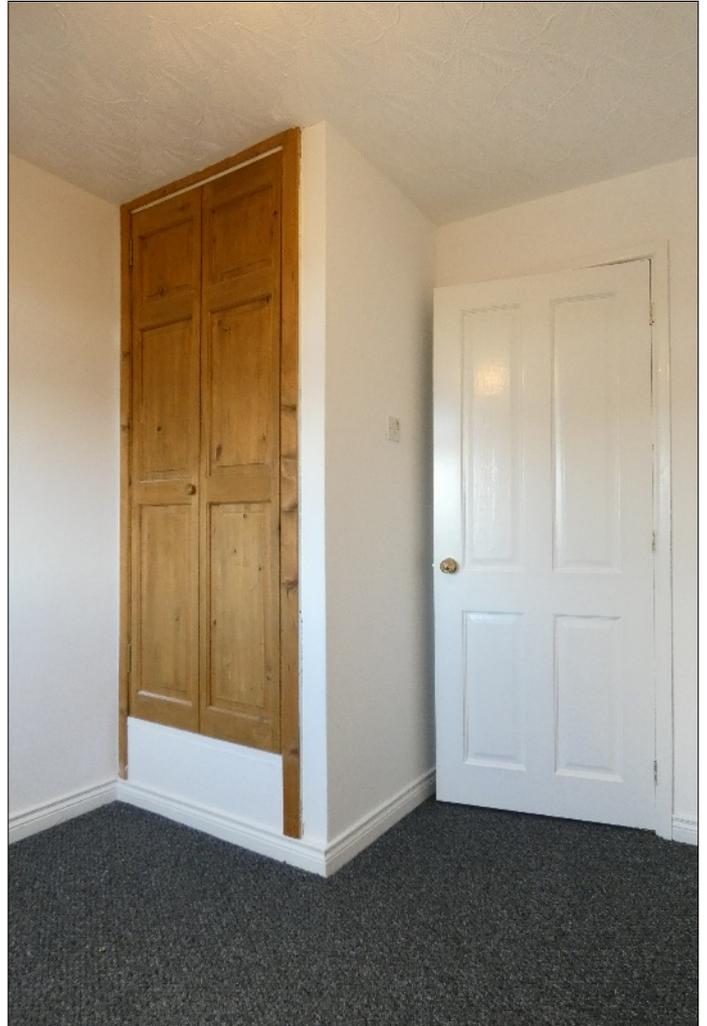
4.37m x 2.67m (14' 4" x 8' 9")



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BEDROOM (3):

2.82m x 2.51m (9' 3" x 8' 3") including built in shelved wardrobe.



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BATHROOM:

Comprising panel bath with telephone hand shower, Redring electric shower fitting above and shower screen, wash hand basin, w.c., extractor fan, heated towel rail, fully tiled walls, tiled floor.



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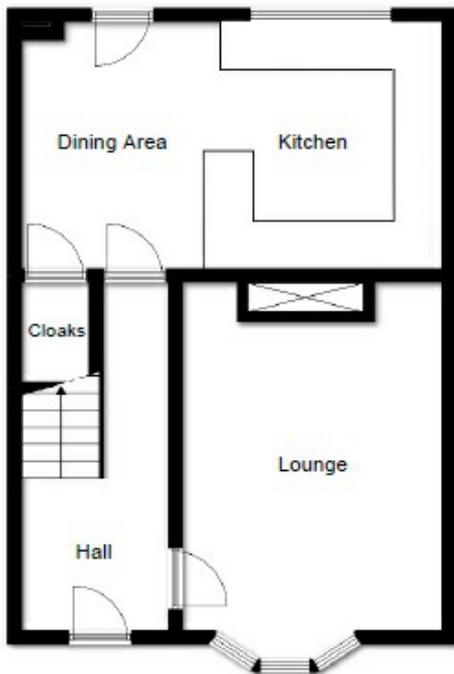


EXTERIOR FEATURES

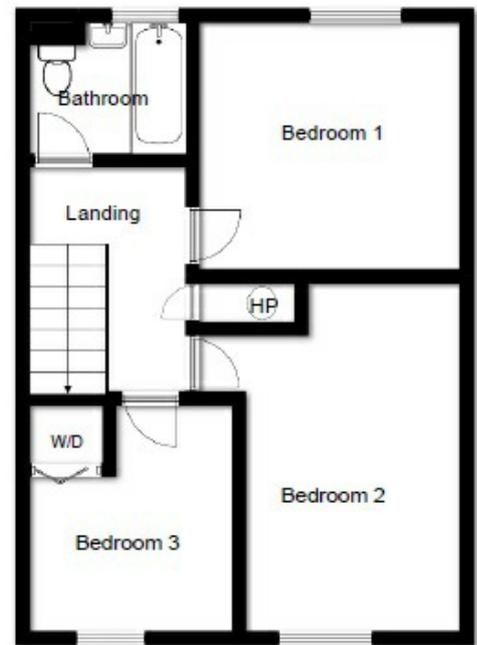
Garden laid in lawn to front enclosed by wall and gate. Outside light to front. Gate to side. Garden laid in lawn to rear enclosed by fencing and gate to rear common laneway. Paved area to rear. Outside light to rear. Water tap. PVC oil tank. Boiler house.

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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.

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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.

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Property Location:

On approaching Portstewart along the Coleraine Road at The Diamond roundabout turn right onto Church Street, then first right onto Lever Road, then turn right onto Mullaghacall Road, then first left onto Castleton Park and Number 38 is situated on the right hand side.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			57
(39-54) E		37	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1270 030519/SH

OUR OFFICE LOCATION



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