

## For Sale

15 Strand Crescent, Portstewart, BT55 7NL

Offers Over **£495,000**



### Property Overview

- Detached House
- 5 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed doors and windows
- uPVC fascia, soffits and downpipes
- Panoramic sea and coastline views
- Enclosed gardens to front, side and rear
- Excellent location

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#### GROUND FLOOR

Entrance Hall:

Bedroom (1):

6.02m x 3.68m (19'9 x 12'1)

En-suite:

3.73m x 2.06m (12'3 x 6'9)

Dressing Room:

2.54m x 2.06m (8'4 x 6'9)

Bedroom (2):

4.14m x 2.97m (13'7 x 9'9)

En-suite:

2.59m x 0.86m (8'6 x 2'10)

Bedroom (3):

4.32m x 3.2m (14'2 x 10'6)

Plus bay window.

Bedroom (4):

4.32m x 3.28m (14'2 x 10'9)

Bathroom:

3.2m x 1.7m (10'6 x 5'7)

#### FIRST FLOOR

Landing:

6.65m x 1.83m (21'10 x 6'0)

Cloakroom:

1.91m x 1.55m (6'3 x 5'1)

Store:

1.5m x 0.84m (4'11 x 2'9)

Bedroom (5):

4.98m x 4.34m (16'4 x 14'3)

En-suite:

2.16m x 1.52m (7'1 x 5'0)

Dressing Room:

2.06m x 1.52m (6'9 x 5'0)

Kitchen / Dining Area:

6.65m x 4.17m (21'10 x 13'8)

Lounge:

6.1m x 5.89m (20' 0" x 19' 4")

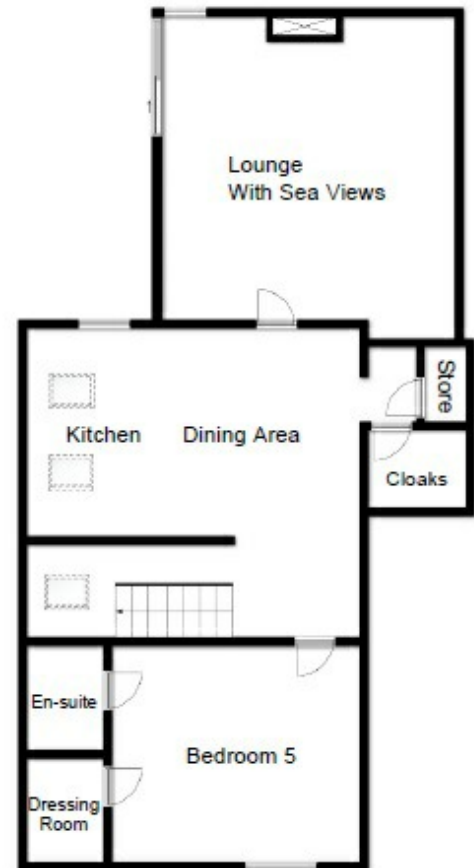
Plus recess, with Sea Views.

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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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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.



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### Property Location:

On leaving Portstewart town centre at the Diamond along the Strand Road in the direction of Portstewart Strand beach and Golf Club, take the last turning on the left onto Strand Crescent and Number 15 is situated on the left hand side.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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)  
[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

#### PROPERTY REFERENCE

PST1309 050320/RT

#### OUR OFFICE LOCATION

