

## For Sale

19 Ballyreagh Mews, Portrush, BT56 8QE

Offers Over **£210,000**



### Property Overview

- Semi Detached House
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- Oak interior doors, architraves and skirtings
- Burglar alarm installed
- Enclosed yard to rear
- Located on the North West 200 motorcycle route
- Rates: The assessment for the year 2019/2020 is £1393.15
- Management Fee: The assessment for the year 2019/2020 is £170.00
- EPC Rating - D67



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**ENTRANCE HALL:**

With mahogany front door and glass side panels, smoke alarm, telephone point, tiled floor.

**CLOAKROOM:**

Comprising wash hand basin, w.c., extractor fan, tiled floor. Under stairs storage.



**LOUNGE:**

5.79m x 3.35m (19' 0" x 11' 0") With wooden flooring, glass panelled door from hall, wooden surround fireplace, cast iron inset, tiled hearth, television and telephone points, glass panelled French doors leading to:



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**KITCHEN / DINING AREA:**

5.46m x 3.4m (17' 11" x 11' 2") (Max) With eye and low level units, one and a half bowl 'Blanco' stainless steel sink unit, Belling hob, Synergie oven, stainless steel extractor fan, integrated fridge / freezer, integrated Smeg dishwasher, integrated CDA washing machine / dryer, tiled between units, tiled floor, PVC patio door leading to rear patio.

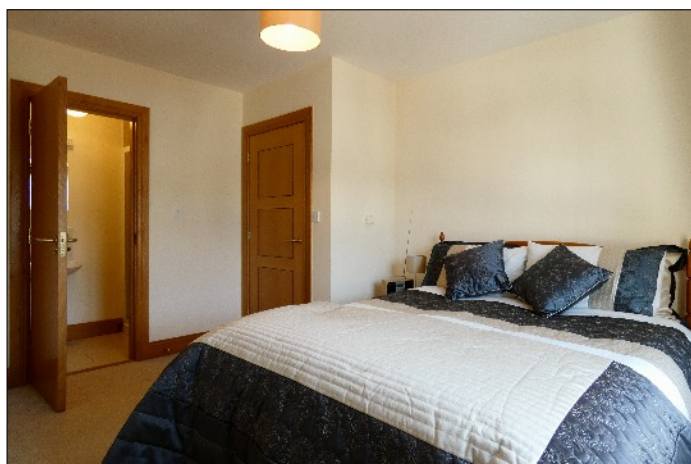


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## FIRST FLOOR

### LANDING:

With hot press, access to roof space and smoke alarm.



### BEDROOM (1):

4.01m x 3.38m (13' 2" x 11' 1") With television and telephone points.

### EN-SUITE:

Comprising wash hand basin, w.c., tiled shower cubicle with Hansgrohe shower fitting, heated towel rail, light with shaver point, extractor fan, tiled floor.

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**BEDROOM (2):**  
4.14m x 2.59m (13' 7" x 8' 6")



**BEDROOM (3):**  
3.02m x 2.74m (9' 11" x 9' 0")  
With built-in wardrobe.



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**BATHROOM AND W.C. COMBINED:**

Comprising panel bath, wash hand basin, w.c., tiled shower cubicle with Heatstore electric shower fitting, heated towel rail, light with shaver point, extractor fan, tiled floor.





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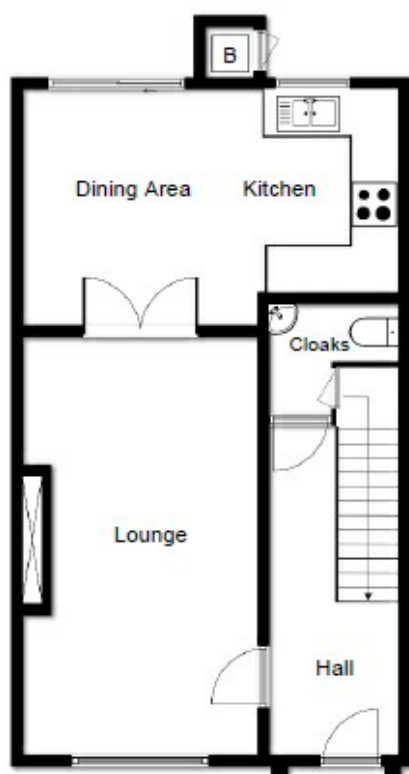
## EXTERIOR FEATURES

Paved patio area to rear enclosed by fencing with pedestrian gate to side. Boiler house. PVC oil tank. Water tap. Outside light to front and rear. Small garden laid in lawn to the front with pedestrian path. Parking bay to front.

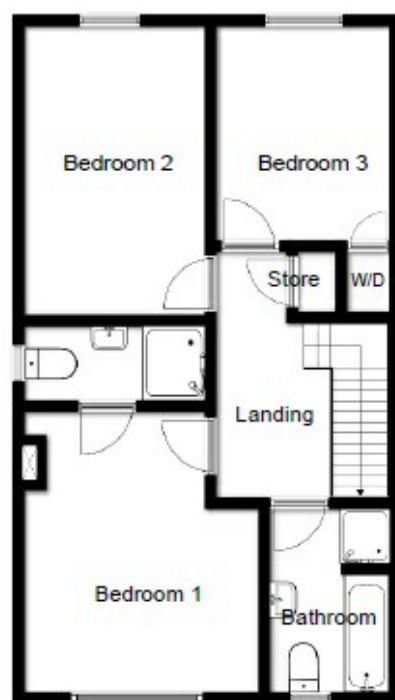
All purchasers will be Shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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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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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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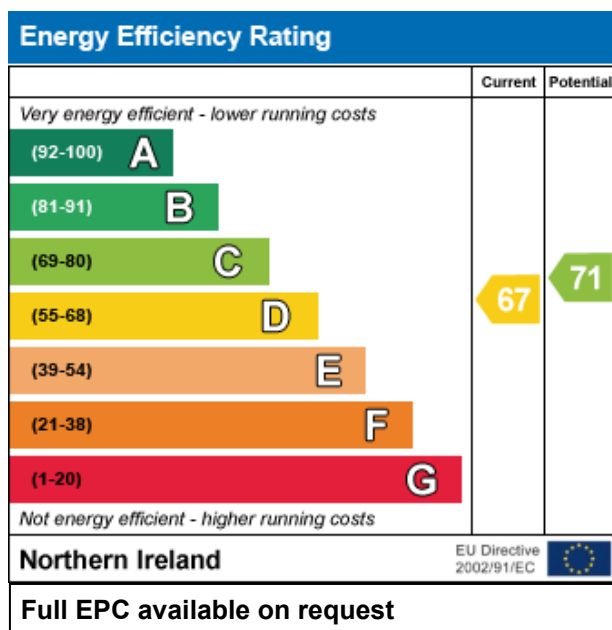


**Property Location:**

On leaving Portstewart along the coast road in the direction of Portrush, Ballyreagh Mews is located on the right hand side opposite Ballyreagh Golf Course.



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#### 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

PST1290 300919/CB

#### OUR OFFICE LOCATION



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