

For Sale

1 West Park Mews, Off Enterprise Avenue, Portstewart, BT55 7RH

Offers Over **£135,000**



Property Overview

- Semi Detached House
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- Close to town centre and local amenities
- uPVC fascia, soffits and guttering
- Shared parking and enclosed yard to rear
- Rates: The assessment for the year 2019/20 is £1065.35
- EPC Rating - D64

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ENTRANCE HALL:

With mahogany front door, telephone point.

LOUNGE:

4.5m x 3.68m (14' 9" x 12' 1") with wooden surround fireplace, cast iron inset and tiled hearth, television and telephone point.



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INNER HALL

CLOAKROOM:

Comprising wash hand basin, w.c., recess lighting, extractor fan.

KITCHEN / DINING AREA:

5.59m x 2.97m (18' 4" x 9' 9") (Max) with eye and low level units, tiled between units, one and a half bowl stainless steel sink unit, oven and hob, plumbed for washing machine, uPVC French doors to rear.



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FIRST FLOOR

LANDING:

With access to roof space.



BEDROOM (1):

3.56m x 3.25m (11' 8" x 10' 8") with laminate flooring, television and telephone points.

EN-SUITE:

Comprising PVC panelled shower cubicle with electric shower fitting, wash hand basin, w.c., extractor fan.

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BEDROOM (2):
3.56m x 2.69m (11' 8" x 8' 10") with laminate flooring.



BEDROOM (3) / STUDY:
2.79m x 2.39m (9' 2" x 7' 10") including wardrobe which is over staircase, Velux window.

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BATHROOM AND W.C. COMBINED:
Comprising panel bath, wash hand basin, w.c., extractor fan.

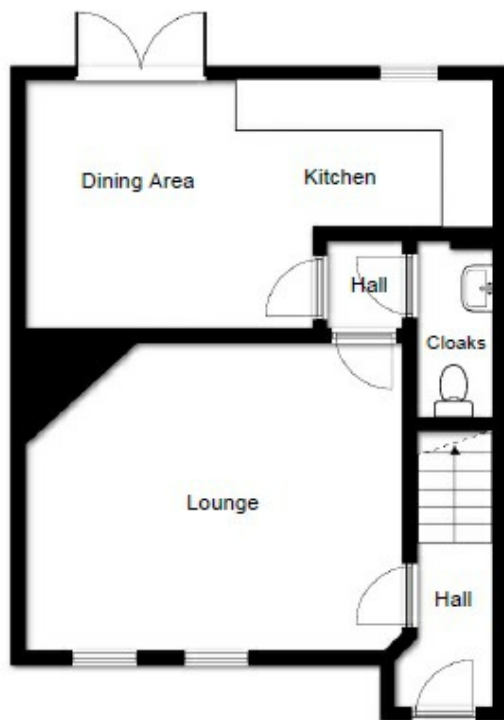
EXTERIOR FEATURES

Paved patio area to rear enclosed by fencing. Pedestrian gate. Boiler. PVC oil tank. Outside light to front and rear.

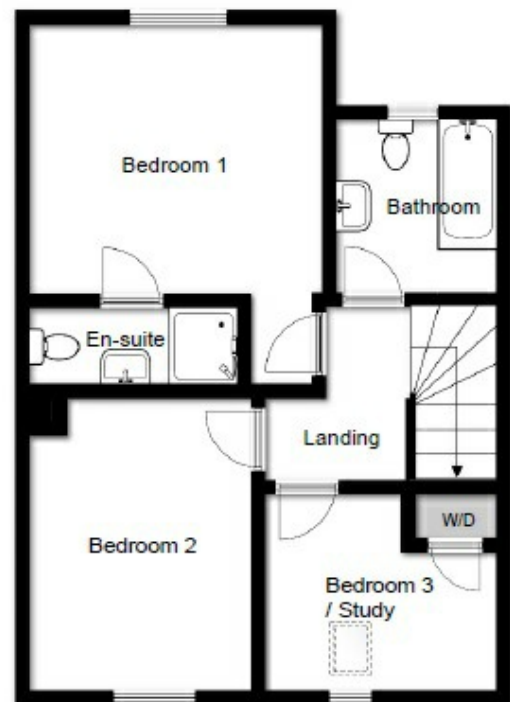


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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

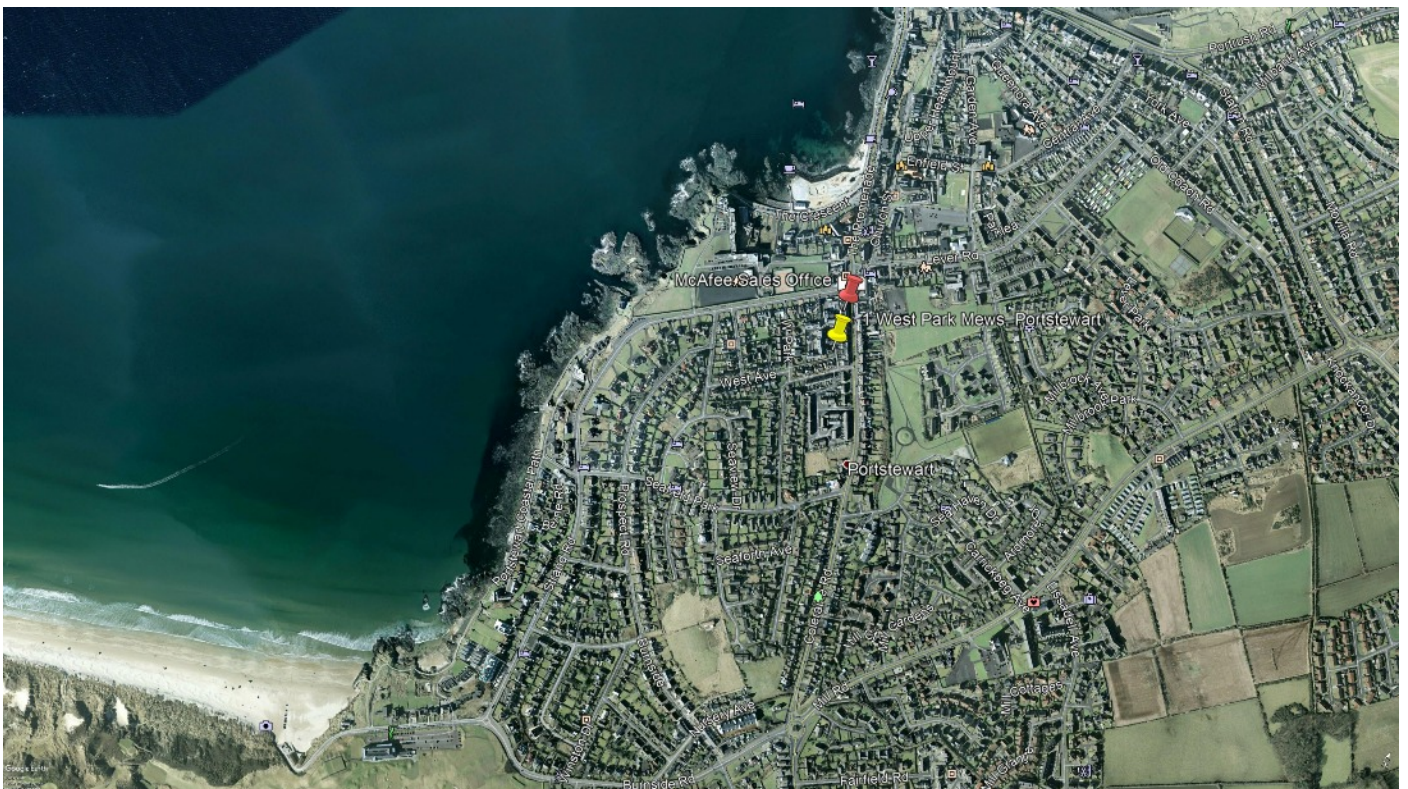
For illustrative purposes only. Not to scale.

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.
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Property Location:

On approaching Portstewart along the Coleraine Road, turn right into St Johns Close, take the first right onto Seahaven Drive, then first right onto Seahaven Park and Number 19 is situated on the left hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
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
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1303 30/01/20/AM

OUR OFFICE LOCATION

