

For Sale

16 Cappagh Avenue, Portstewart, BT55 7RZ

Offers Over **£164,500**



Property Overview

- Semi Detached House
- 4 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- Burglar alarm installed
- Good decorative order throughout
- Enclosed yard to rear with Detached Garage
- Rates: The assessment for the year 2020/2021 is £1439.22
- Management Fee: The assessment for the year 2020/2021 is £120.00
- EPC Rating - D63

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Entrance Hall:

With composite front door, telephone point, under stairs open space, wooden effect flooring, cloaks cupboard.

Cloakroom:

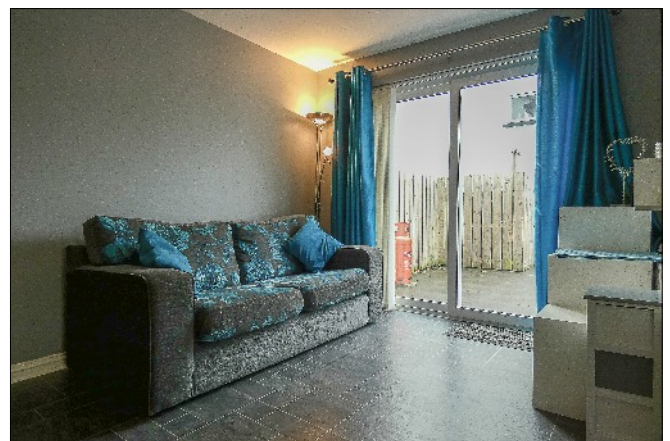
Comprising wash hand basin, w.c., extractor fan, wooden effect flooring.



Lounge:

5.24m x 3.56m (17' 2" x 11' 8") with wooden surround fireplace, cast iron inset and tiled hearth, piped for gas fire, vinyl laminate flooring, television and telephone points, glass panel French doors to kitchen / dining area / family area.

16 Cappagh Avenue, Portstewart, BT55 7RZ



Open plan Kitchen / Dining Area / Family Area:

5.95m x 5.77m (19' 6" x 18' 11") (Max) with eye and low level units, tiled between units, single drainer stainless steel sink unit, Hotpoint oven and hob, integrated Indesit fridge / freezer, integrated Hotpoint dishwasher, tiled floor in kitchen area. Patio doors and television point in family area. Vinyl laminate flooring in dining area / family room.

Utility Room:

2.07m x 1.8m (6' 9" x 5' 11") with low level units, broom cupboard, tiled above work top, plumbed for automatic washing machine, space for tumble dryer, tiled floor, glass panel rear door, extractor fan.

16 Cappagh Avenue, Portstewart, BT55 7RZ

FIRST FLOOR

Landing:

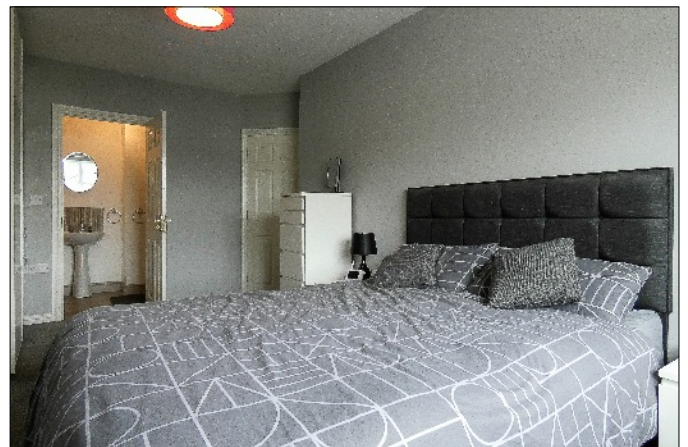
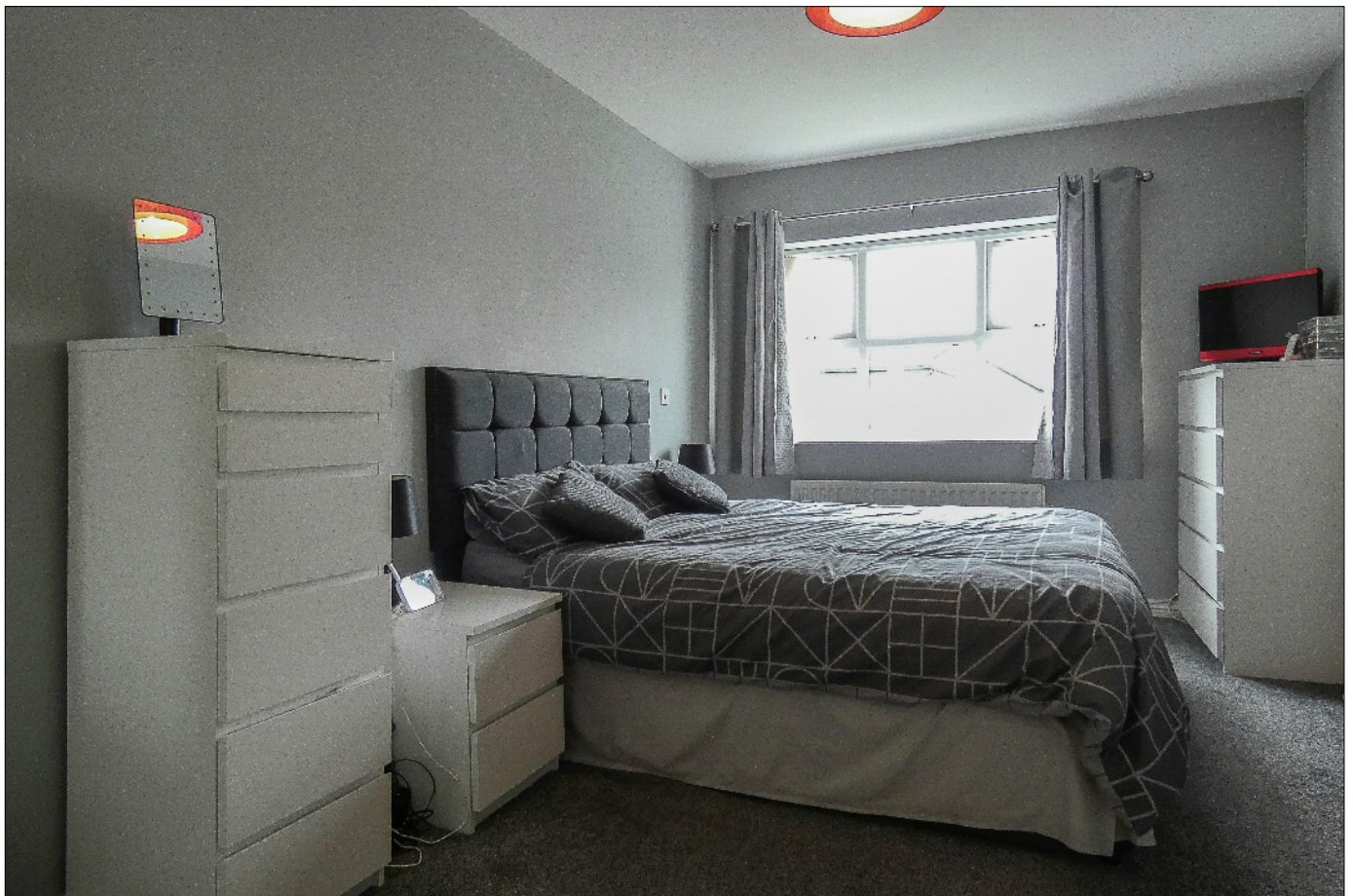
With access to roof space, roof space is partly floored. Linen cupboard.

Bedroom (1):

5.18m x 2.98m (17' 0" x 9' 9") with television and telephone points.

En-suite:

Comprising tiled shower cubicle with Redring electric shower fitting with body shower attachment, wash hand basin, w.c., extractor fan, wooden effect flooring.



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Bedroom (2):

4.6m x 2.68m (15' 1" x 8' 10") (Max) with laminate flooring.



Bedroom (3):

2.67m x 2.29m (8' 9" x 7' 6") with built in wardrobe.



Bedroom (4):

3.76m x 2.72m (12' 4" x 8' 11") (Max) with built in wardrobe, wooden effect flooring.



16 Cappagh Avenue, Portstewart, BT55 7RZ



Bathroom:

Comprising panel bath with tiling around, wash hand basin, w.c., tiled shower cubicle with Heatstore electric shower fitting, wooden effect flooring, extractor fan.

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EXTERIOR FEATURES

Paved patio area to the rear enclosed by fencing, PVC oil tank. Screened driveway leading to garage. Small area to the front with flower bed. Outside light to front. Water tap to side.

Garage:

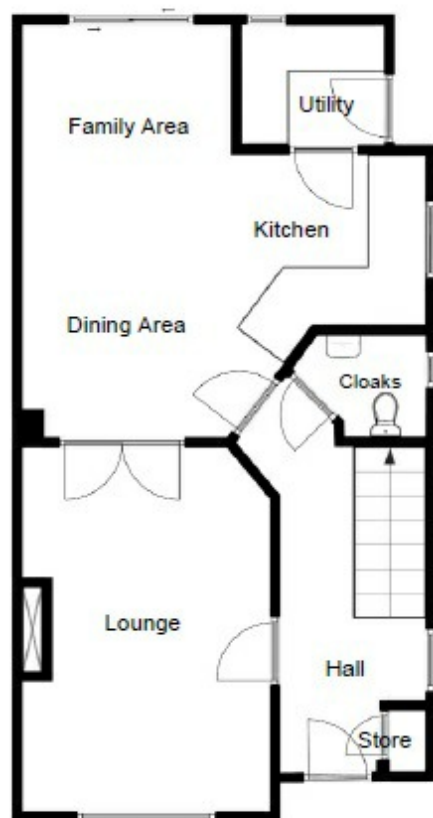
5.9m x 3.3m (19' 4" x 10' 10") with roller and pedestrian door, strip lighting, power points, boiler.



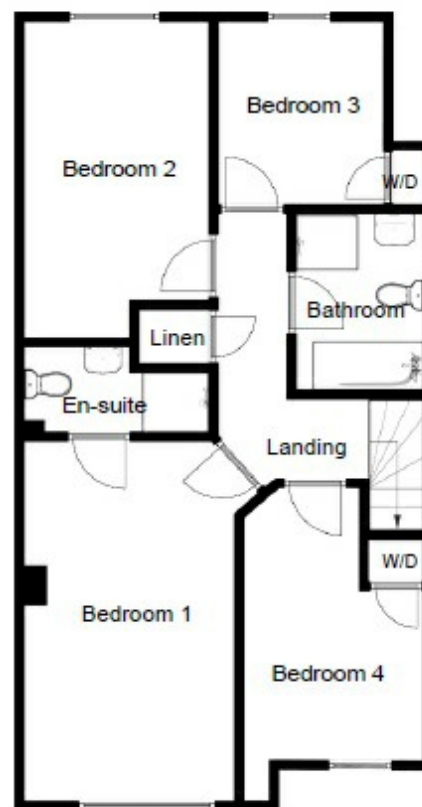
ALL PURCHASERS WILL BE SHAREHOLDERS IN A MANAGEMENT COMPANY FORMED TO MAINTAIN COMMUNAL AND OPEN SPACE AREAS.

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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

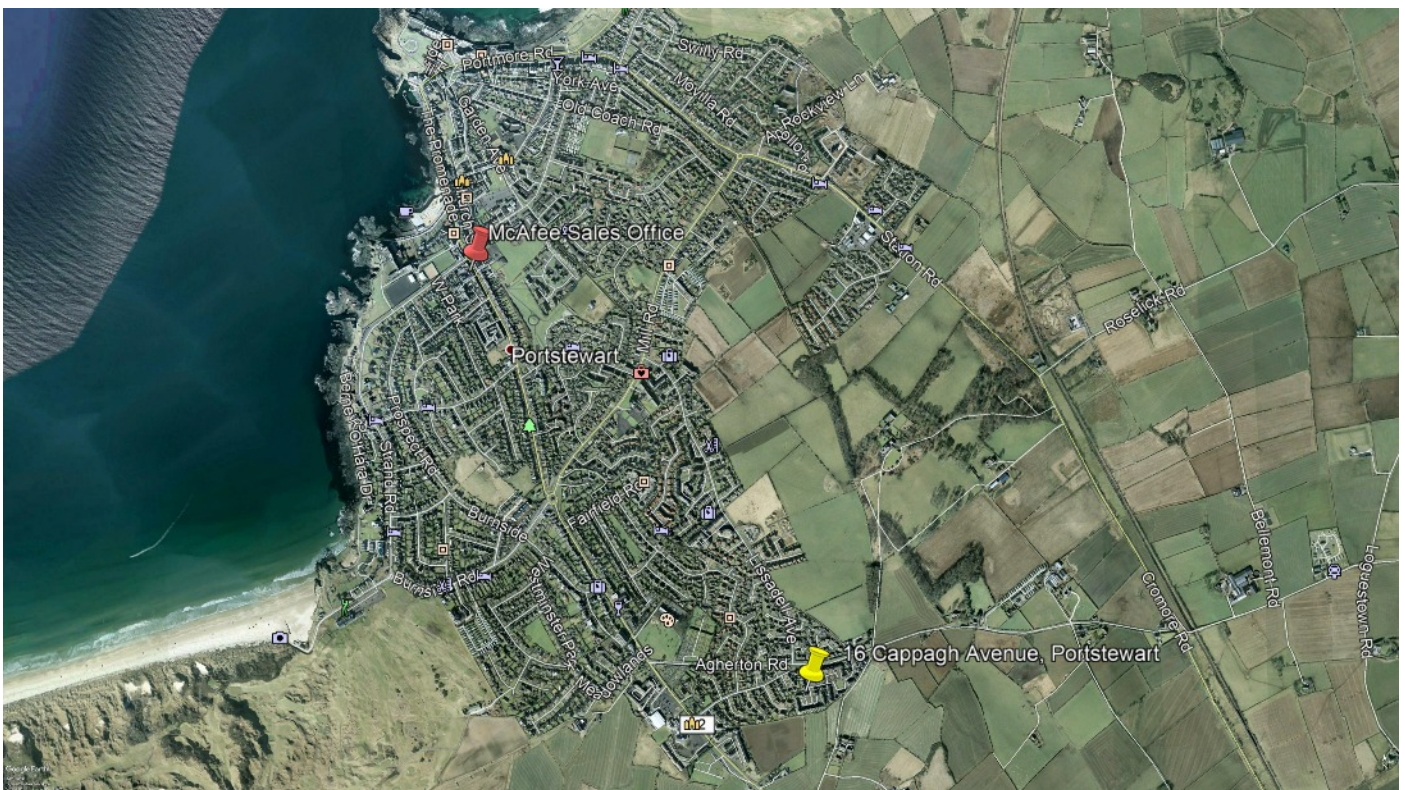
For illustrative purposes only. Not to scale.

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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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 approaching Portstewart along the Coleraine Road, just before the Flowerfield Art Centre turn right onto Agherton Road, then turn first right onto Cappagh Avenue and Number 16 is situated on the right 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 | 63 | 66 |
| (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

PST1330 250820/RT

OUR OFFICE LOCATION

