

For Sale

12 Seaview Drive, Portstewart, BT55 7JX

Offers Over **£295,000**



Property Overview

- Detached Bungalow
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows (except Garage)
- uPVC fascia, soffits and downpipes
- Generous garden to rear
- Prime residential location just off Strand Road
- Close to town centre, schools and other local amenities
- Rates: The assessment for the year 2020/2021 is £1523.88
- EPC Rating - E43

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ENTRANCE PORCH:

With tiled floor, uPVC glass panel front door, glass panel door with glass side panel to:

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OPEN PLAN LOUNGE / DINING AREA:

27' 11" X 17' 11" (8.51M X 5.45M)(Max) with tiled fireplace and hearth, television point, cornice, wired for wall lights, one step leading up to dining area from lounge, patio doors to rear garden, serving hatch to kitchen.

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INNER HALL:

With linen cupboard, access to roof space.



KITCHEN:

13' 5" X 8' 8" (4.09M X 2.65M) with eye and low level units, single drainer stainless steel sink unit, space for fridge / freezer, space for cooker, stainless steel extractor fan, uPVC glass panel rear door.

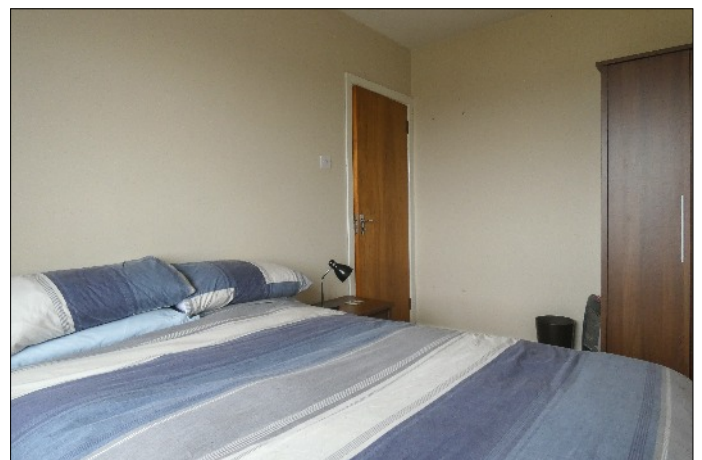
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BEDROOM 1:
13' 1" X 10' 9" (3.99M X 3.27M)



BEDROOM 2:
10' 9" X 9' 3" (3.27M X 2.83M) with built in mirror sliderobes.



BEDROOM 3:
12' 0" X 8' 4" (3.67M X 2.54M)

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SHOWER ROOM AND W.C. COMBINED:

Comprising tiled shower cubicle with Triton electric shower fitting, wash hand basin, w.c..

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EXTERIOR FEATURES

Garden laid in lawn to front with shrubs, tarmac driveway and parking to front. Raised concrete and patio area to rear with steps leading down to garden laid in lawn with trees and shrubs. Pedestrian gates to sides. Water tap to rear. Outside light to rear. PVC oil tank.

GARAGE:

23' 0" X 9' 10" (7.0M X 3.0M) (Approximately) with roller door, pedestrian door, power, strip lighting, single glazed wooden windows.



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FLOOR PLANS



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.

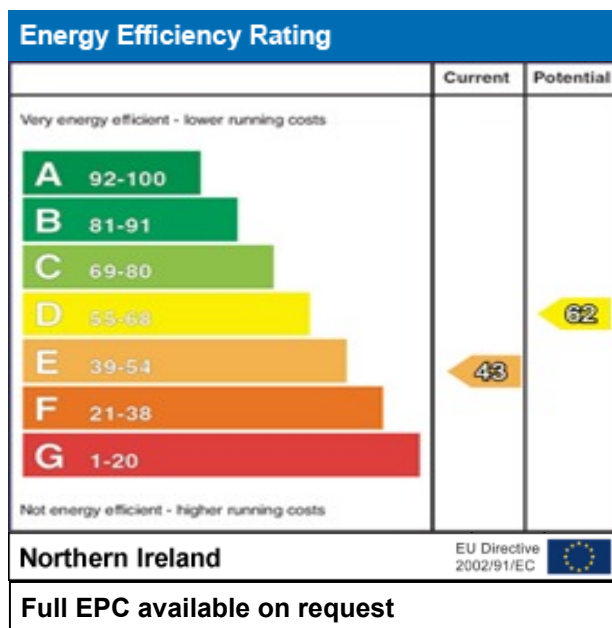
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5. Any areas, measurements or distances referred to herein are approximate only.
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On approaching Portstewart along the Coleraine Road, turn left onto Seafeld Park, then second right onto Seaview Drive and Number 12 is situated on the right hand side.

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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

portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1350 230321/RT

OUR OFFICE LOCATION



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