

## For Sale

138 Coleraine Road, Portstewart, BT55 7HT

Offers Over **£280,000**



### Property Overview

- Detached Bungalow
- 3 Bedrooms, 1 Reception Room + Attic Room (including shower room)
- Oil fired central heating
- uPVC Woodgrain double glazed windows
- uPVC fascia on bungalow only
- Recently modernised
- Generous enclosed garden to rear
- Convenient to Portstewart Strand beach and Portstewart golf course
- Detached garage and driveway to side
- Rates: The assessment for the year 2020/2021 is £1189.95
- EPC Rating - E40

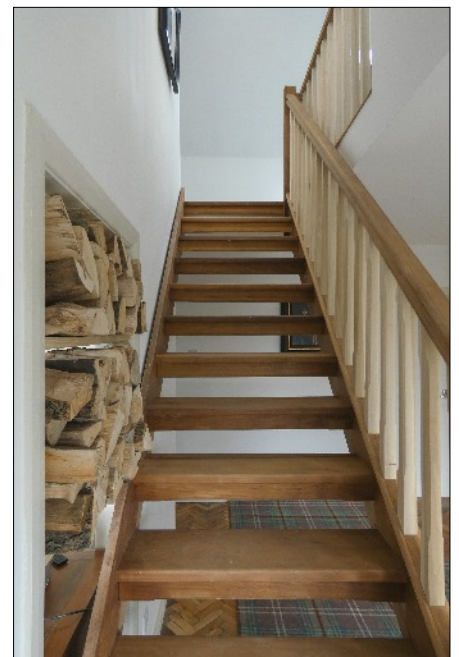


138 Coleraine Road, Portstewart, BT55 7HT



**ENTRANCE HALL:**

With storage cupboard, two additional storage cupboards, stairs to first floor, telephone point.





138 Coleraine Road, Portstewart, BT55 7HT

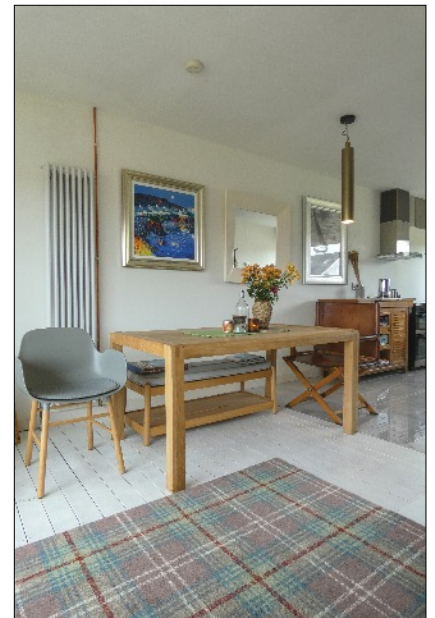
**OPEN PLAN LOUNGE / DINING AREA (L-SHAPED)**

**LOUNGE:**

4.78m x 2.92m (15' 8" x 9' 7") with wall mounted glass fronted fireplace.

**DINING AREA:**

2.18m x 2.01m (7' 2" x 6' 7") with access to kitchen.



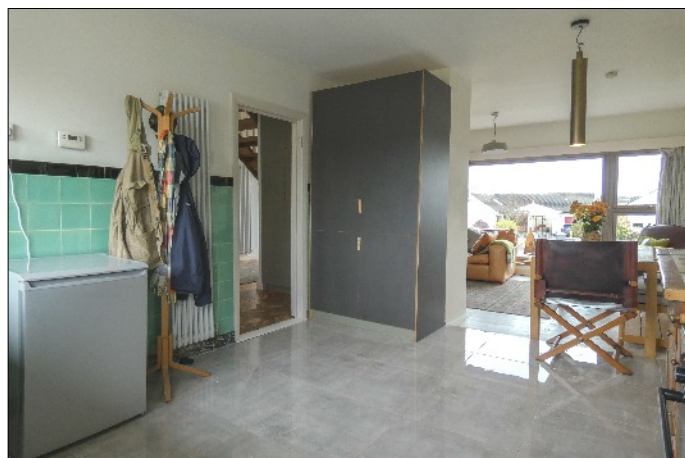


138 Coleraine Road, Portstewart, BT55 7HT



**KITCHEN:**

3.4m x 2.84m (11' 2" x 9' 4") with fully fitted eye and low level units, space for free standing cooker, space for under counter fridge, space for washing machine, single bowl stainless steel sink unit, tiled above units.



138 Coleraine Road, Portstewart, BT55 7HT

**BEDROOM 1:**

4.6m x 2.72m (15' 1" x 8' 11") with French doors leading to raised decked area overlooking rear garden. Open to Bedroom 2.



**BEDROOM 2:**

3.25m x 3.02m (10' 8" x 9' 11") Open to Bedroom 1.





138 Coleraine Road, Portstewart, BT55 7HT

**BEDROOM (3):**  
3.45m x 1.98m (11' 4" x 6' 6")



**BATHROOM AND W.C COMBINED:**  
Comprising panel bath with rainfall shower fitting over bath, w.c., wash hand basin, half tiled walls, tiled floor.



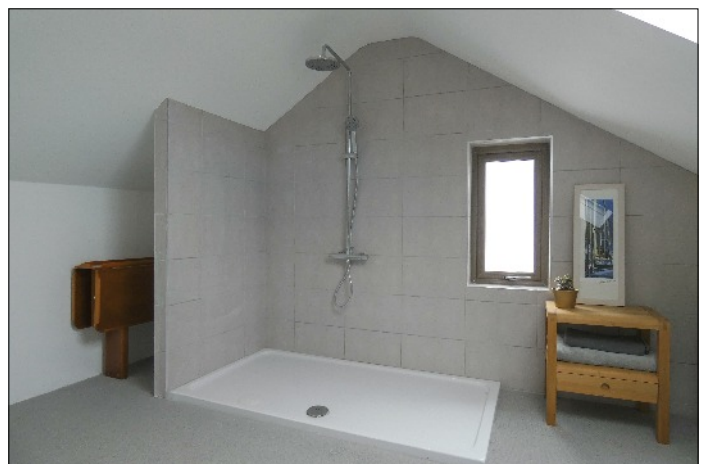
138 Coleraine Road, Portstewart, BT55 7HT



## FIRST FLOOR

### Attic Room:

Storage cupboard. Door leading to shower room, w.c., wash hand basin fully tiled shower with rainfall shower fitting.





138 Coleraine Road, Portstewart, BT55 7HT



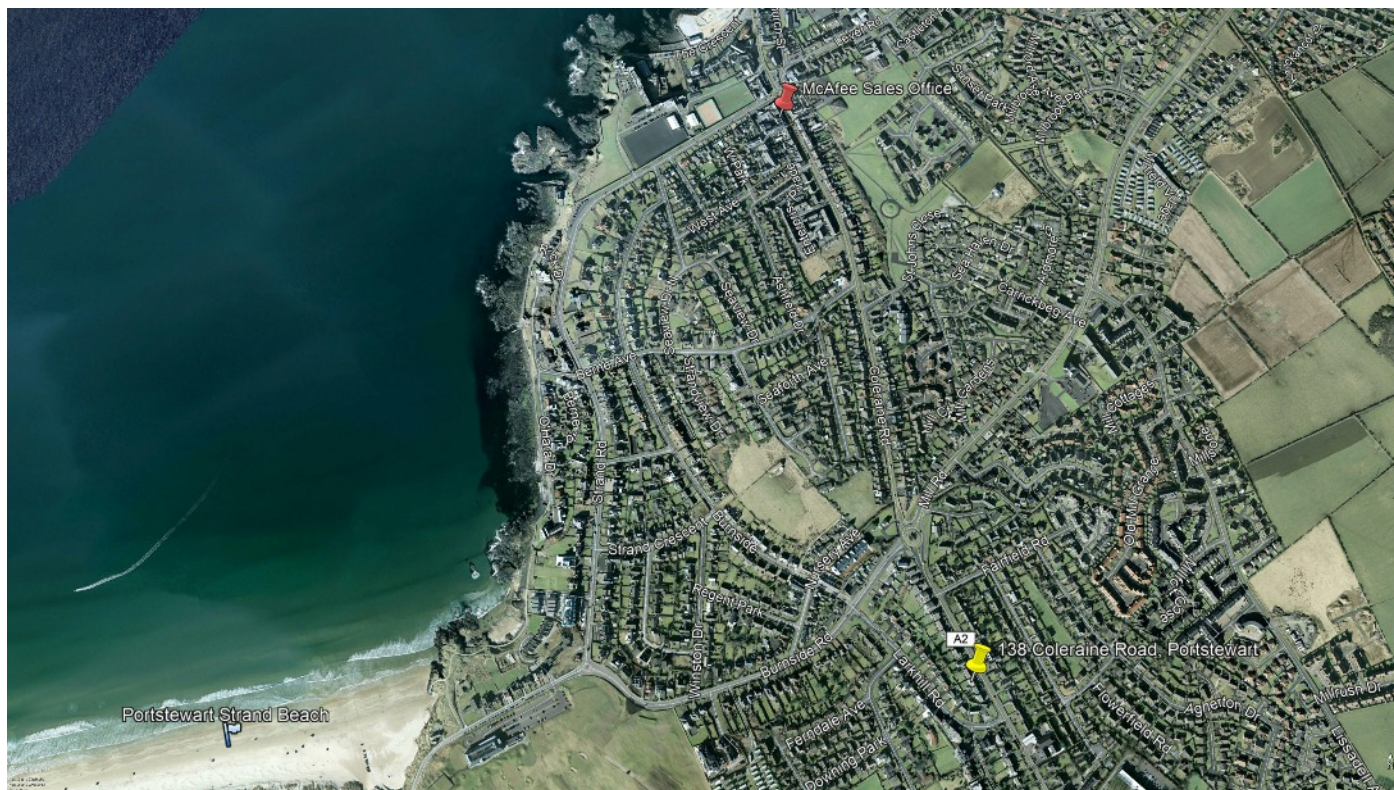
### EXTERIOR FEATURES

Detached Garage. Storage Shed: Housing oil fired burner. Plumbed for washing machine, space for tumble dryer. Power points. Garden to front laid in lawn with wall to front. Concrete driveway with ample parking to side of property. Extensive garden to rear laid in lawn enclosed by fencing, raised decking area, outside water tap.





138 Coleraine Road, Portstewart, BT55 7HT



### Property Location:

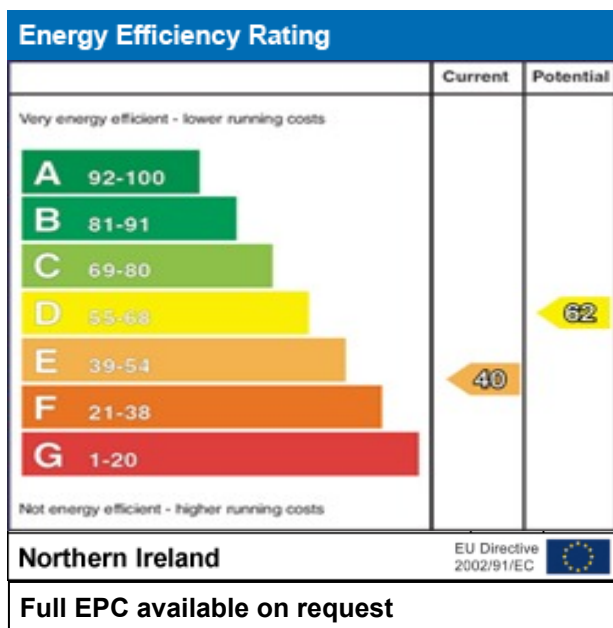
On approaching Portstewart along the Coleraine Road, Number 138 is situated on the left hand side.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

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.



138 Coleraine Road, Portstewart, BT55 7HT



## 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

PST1335 080421/RT

## OUR OFFICE LOCATION



**FOLLOW US  
ON FACEBOOK**

