

## For Sale

31 Enfield Street, Portstewart, BT55 7AL

Offers Over **£175,000**



### Property Overview

- Mid Terrace House
- 3 Bedrooms + Attic Room, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed windows
- Partial sea and coastline views to the front of the property, including Mussenden Temple and Downhill beach
- Town centre location, convenient to shops, cafes, restaurants, schools and churches
- Deceptively spacious property located in the heart of Portstewart
- Rates: The assessment for the year 2021/2022 is £813.48
- EPC Rating - F32

31 Enfield Street, Portstewart, BT55 7AL



A great opportunity to acquire a 3 bedroom, 2 reception room mid terrace house which also benefits from an attic room on the second floor. The property offers excellent laid out living accommodation with the lounge enjoying a sea and coastline view. Located in the heart of Portstewart it is ideally situated to all local amenities including The Promenade, shops, restaurants, coffee houses, churches and schools. This delightful property will appeal to many prospective buyers looking for a home on the stunning North Coast.



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**ENTRANCE PORCH:**

With uPVC front door, tiled floor, glass panelled door to:

**ENTRANCE HALL:**

With wooden effect flooring.



**LOUNGE:**

11' 7" X 11' 6" (3.54M X 3.5M) plus bay window with built in seating area ideal for enjoying the sea views, surround fireplace, cast iron inset and tiled hearth, recess lighting, open archway to:

31 Enfield Street, Portstewart, BT55 7AL



**DINING ROOM:**  
12' 9" X 10' 0" (3.88M X 3.06M) with open doorway to:

31 Enfield Street, Portstewart, BT55 7AL



**KITCHEN:**

14' 8" X 9' 4" (4.47M X 2.85M) with eye and low level units including shelved larder unit and eye level glass display units, AEG stainless steel extractor fan, tiled between units, plumbed for dishwasher, space for cooker, one and a half bowl stainless steel sink unit, concealed lighting, recess lighting, space for fridge and freezer, Keylite ceiling window. Glass panelled door to:

**UTILITY ROOM:**

10' 2" X 6' 11" (3.11M X 2.11M) with low level units, single drainer stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, uPVC glass panelled door to rear yard. Door to:

31 Enfield Street, Portstewart, BT55 7AL



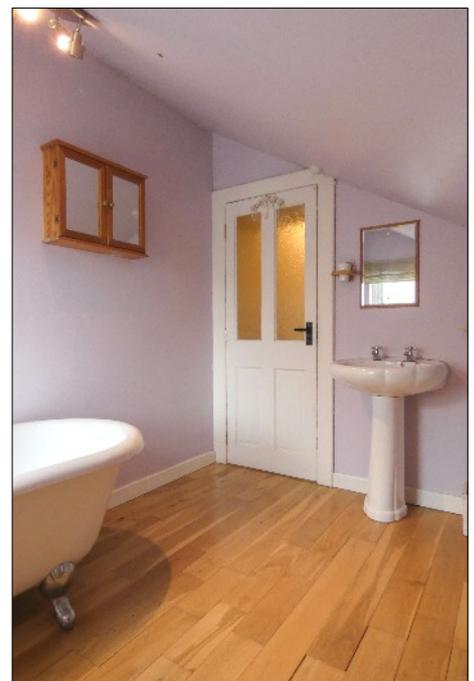
#### **SHOWER ROOM:**

Comprising PVC panelled corner shower cubicle with Triton electric shower cubicle, wash hand basin, w.c., part PVC panelled walls and PVC panelled ceiling, extractor fan.

#### **FIRST FLOOR**

#### **LANDING:**

With under stairs storage.



#### **BATHROOM:**

Comprising free standing roll top bath, wash hand basin, w.c., wooden flooring, glass panelled door from landing.

31 Enfield Street, Portstewart, BT55 7AL

**BEDROOM (1):**

11' 11" X 8' 11" (3.63M X 2.73M) with laminate flooring, pine panelled ceiling.



**BEDROOM (2):**

10' 2" X 9' 11" (3.1M X 3.03M) with laminate flooring, pine panelled ceiling.



**BEDROOM (3):**

8' 8" X 6' 0" (2.65M X 1.82M) with laminate flooring, pine panelled ceiling.



31 Enfield Street, Portstewart, BT55 7AL

**SECOND FLOOR**

**LANDING:**

With access to water tank.

**ATTIC ROOM:**

15' 3" X 12' 7" (4.65M X 3.83M) with pine panelled walls and ceiling, power, light and radiator, dormer window.



31 Enfield Street, Portstewart, BT55 7AL

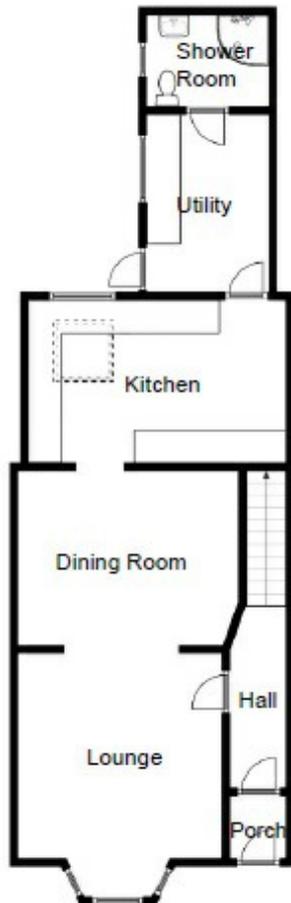
**EXTERIOR FEATURES**

Small paved yard to the front. Enclosed concrete yard to the rear with outside light, PVC oil tank, boiler house, pedestrian gate leading to rear laneway.



31 Enfield Street, Portstewart, BT55 7AL

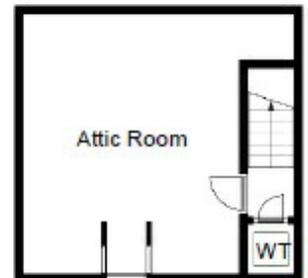
## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

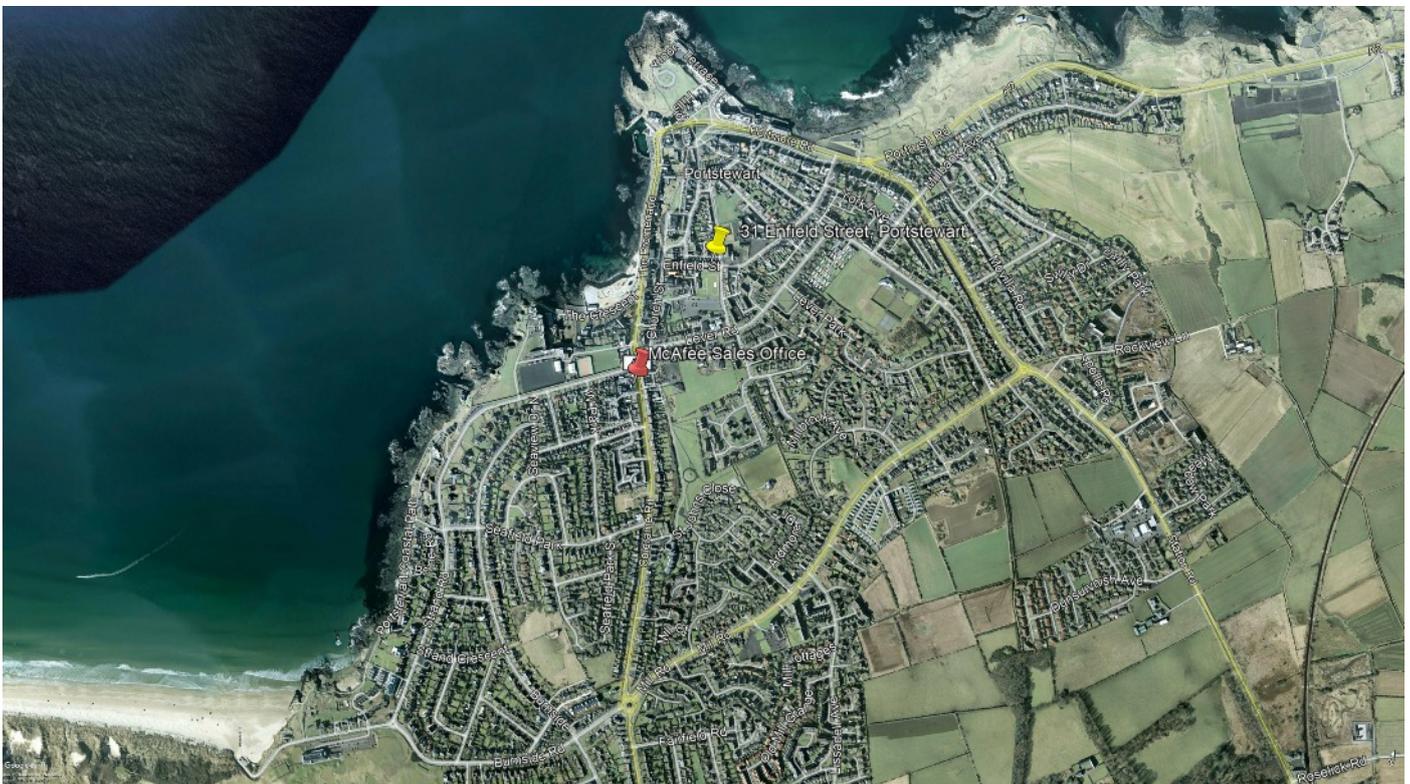
**For illustrative purposes only. Not to scale.**

**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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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.
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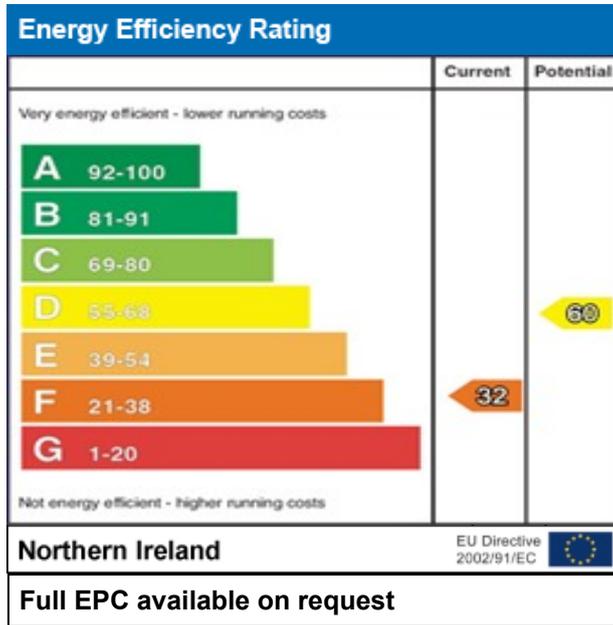
31 Enfield Street, Portstewart, BT55 7AL



**Property Location:**

On approaching Portstewart along the Coleraine Road, at the Diamond roundabout turn right onto Church Street, proceed along Church Street at the rear of the Promenade, turn right onto Enfield Street and Number 31 is situated on the left hand side.

31 Enfield Street, Portstewart, BT55 7AL



### 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

PST1380 160921/RT

### OUR OFFICE LOCATION



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