

## For Sale

10 Burnside Mews, Portstewart BT55 7BH

Offers Over **£245,000**

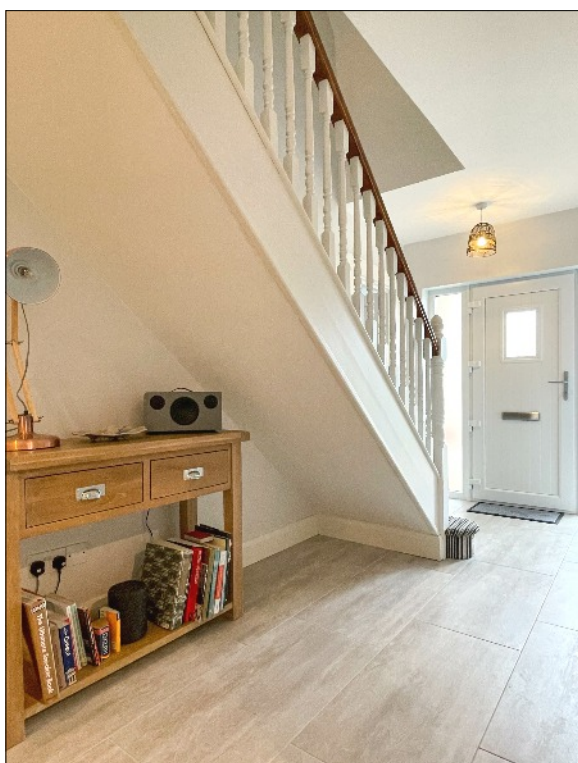


### Property Overview

- Semi detached chalet bungalow
- 4 Bedrooms, 1 Reception Room
- Detached garage
- Oil Fired central heating
- uPVC double glazed windows
- uPVC fascia and guttering
- Enclosed garden to rear
- Cul-de-sac location off Mill Road
- Deceptively spacious property, ideal family / holiday home
- Rates: The assessment for the year 2022/2023 is £1305.30
- EPC Rating - TBC



10 Burnside Mews, Portstewart BT55 7BH



**Entrance Hall:**

With uPVC entrance door, telephone point, tiled floor, hotpress.

**Cloakroom:**

Comprising wash hand basin, w.c., tiled splashback, tiled floor.



10 Burnside Mews, Portstewart BT55 7BH



**Lounge:**  
4.98m x 3.45m (16' 4" x 11' 4") with pine surround fireplace, cast iron inset and tiled hearth, television point, laminate flooring.



10 Burnside Mews, Portstewart BT55 7BH



**Kitchen / Dining Area:**

5.23m x 4.75m (17' 2" x 15' 7") (Max) with eye and low level units, tiled between units, one and half bowl stainless steel sink unit, integrated double electric oven, integrated induction hob, stainless steel overhead extractor fan, tiled floor, integrated dishwasher, integrated fridge/freezer, sliding patio doors leading to rear garden, recess lighting.



10 Burnside Mews, Portstewart BT55 7BH

**Bedroom (1):**

3.56m x 3.38m (11' 8" x 11' 1") with built in wardrobes.



**Ensuite:**

Comprising wash hand basin, w.c., fully tiled shower cubicle with electric Bristan shower fitting, extractor fan, half tiled walls, tiled floor.



10 Burnside Mews, Portstewart BT55 7BH

**Bedroom (2):**

3.35m x 2.69m (11' 0" x 8' 10") with telephone point, laminate flooring.

**First Floor**

**Landing**

With access to roof space.

**Bedroom (3):**

5.74m x 3.61m (18' 10" x 11' 10") with Velux window.





10 Burnside Mews, Portstewart BT55 7BH

**Bedroom (4):**

5.74m x 3.45m (18' 10" x 11' 4") with Velux window.



**Bathroom & w.c. Combined:**

Comprising panelled bath with telephone hand shower, w.c., wash hand basin, half tiled walls, extractor fan, Velux window.





10 Burnside Mews, Portstewart BT55 7BH



## EXTERIOR FEATURES

Garden laid in lawn with stone path to front, paved driveway. Outside light to front and rear. Garden laid in lawn to rear with paved patio area enclosed by fencing. PVC oil tank. Outside tap.

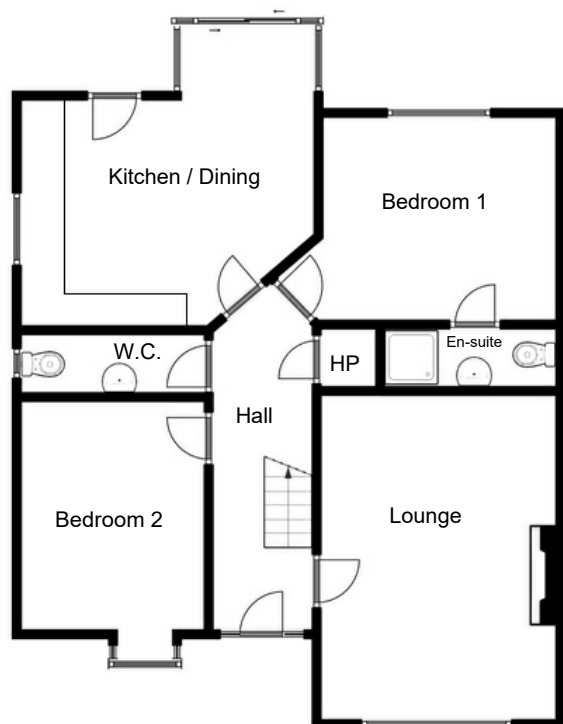
## Garage:

5.28m x 3.25m (17' 4" x 10' 8") with roller garage door, strip light and power, boiler, pedestrian door, eye and low level units, plumbed for washing machine, space for tumble dryer.

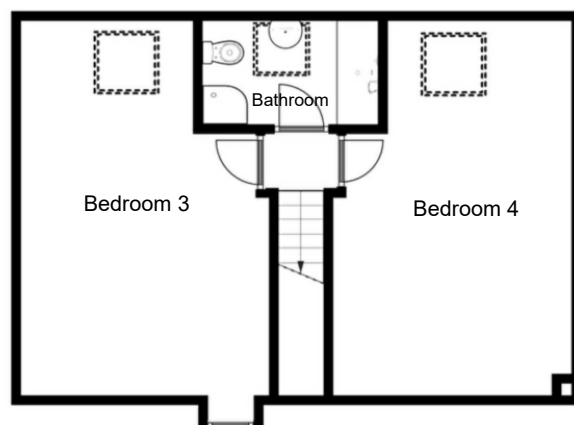


10 Burnside Mews, Portstewart BT55 7BH

## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

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

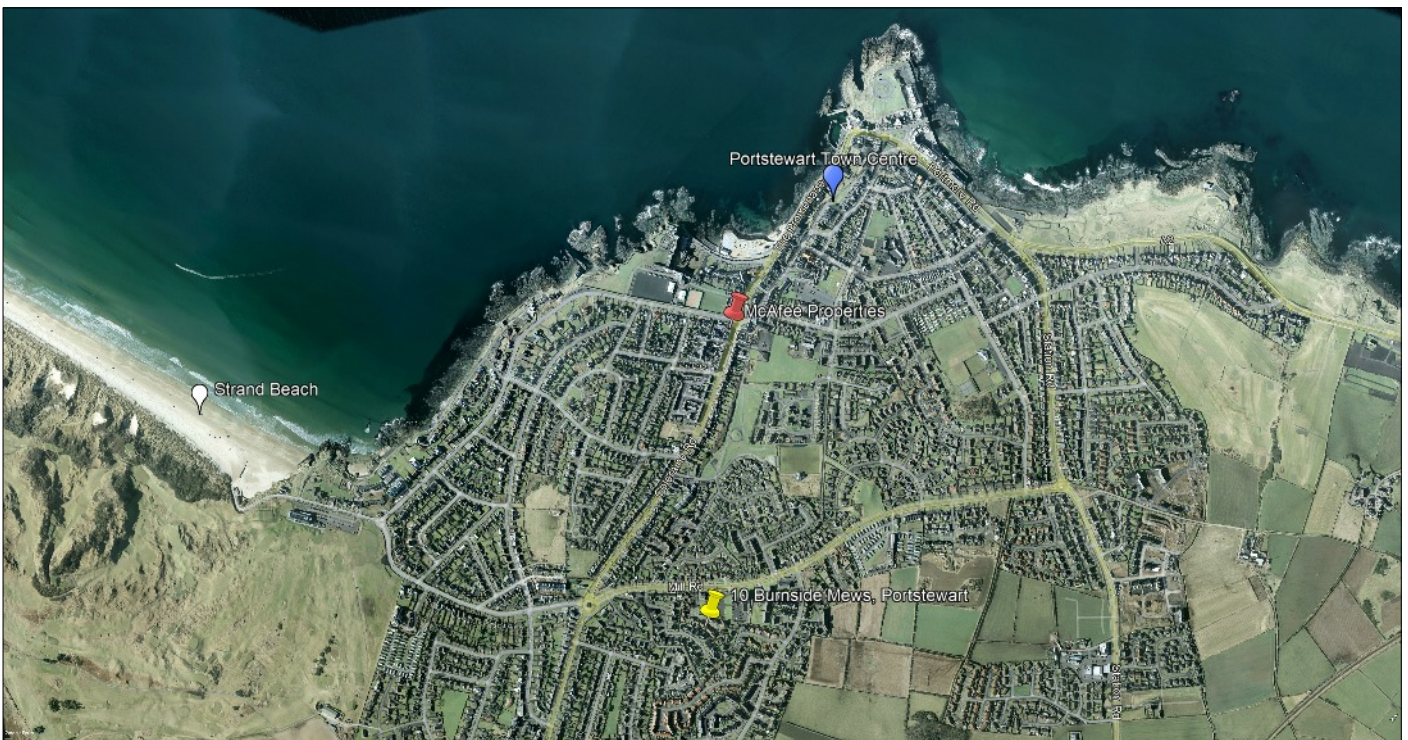
**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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.



10 Burnside Mews, Portstewart BT55 7BH



**Property Location:**

On approaching Portstewart along Coleraine Road, at the Burnside Road roundabout turn right onto Mill Road. Take the third turning on the right onto Burnside Mews and turn left where you will find Number 10 on the right hand side.



10 Burnside Mews, Portstewart BT55 7BH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://www.mcafeeproperties.co.uk)  
[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

PROPERTY REFERENCE  
 PST1444 280323/MH

#### OUR OFFICE LOCATION





# Think

## FINANCIAL SERVICES

*by Clare*

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7083 2233 / 07739 707 078

Think Financial Services is an Appointed Representative of PRIMIS Mortgage Network. PRIMIS Mortgage Network is a trading name of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.