

For Sale

12 Millstone Mews, Portstewart BT55 7GW

Offers Over **£219,500**



Property Overview

- Mid Terrace Townhouse
- 5 Bedrooms, 1 Reception Room
- Oil fired heating
- South facing garden
- uPVC double glazed windows
- uPVC fascia, gutters and downpiping
- Car parking to front of property
- Ideal for use as a full time home/holiday home or investment property
- Rates: The assessment for the year 2024/2025 is £1470.60
- EPC Rating - D61

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Entrance Hall:

With wooden front door with glass side panels, telephone point, wooden flooring.

Lounge:

4.9m x 3.6m (16' 1" x 11' 10") (max) with wooden flooring, television point, wooden surround fireplace with cast iron inset and tiled hearth, gas fire, French doors to:



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Kitchen / Dining Area:

5.6m x 3.6m (18' 4" x 11' 10") with eye and low level units, tiled between units, single drainer stainless steel sink unit, stainless steel extractor fan, integrated fridge/freezer, integrated hob and oven, plumbed for washing machine, part tiled floor and part wooden flooring, uPVC sliding doors to rear garden.



Cloakroom:

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

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FIRST FLOOR

Landing:

With hot press, wooden flooring.

Bedroom (1):

3.9m x 3.6m (12' 10" x 11' 10") (max) with wooden flooring, television point, telephone point, pine sheeted ceiling, uPVC French doors leading to feature balconette.



Ensuite:

Comprising w.c., wash hand basin, tiled splashback, tiled shower cubicle with electric shower fitting, extractor fan, tiled floor.

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Bedroom (2):

3.4m x 2.8m (11' 2" x 9' 2") (max) with wooden flooring.



Bathroom and w.c. Combined:

Comprising panelled bath, tiled shower cubicle with electric shower fitting, w.c., wash hand basin, tiled floor, part tiled walls, extractor fan.



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SECOND FLOOR

Landing:

With access to roofspace.

Bedroom (3):

4m x 2.4m (13' 1" x 7' 10") (max)



Bedroom (4):

2.9m x 2.4m (9' 6" x 7' 10") (max) with wooden flooring, 1 skylight window.



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Bedroom (5):

3m x 2.4m (9' 10" x 7' 10") (max) with skylight window.



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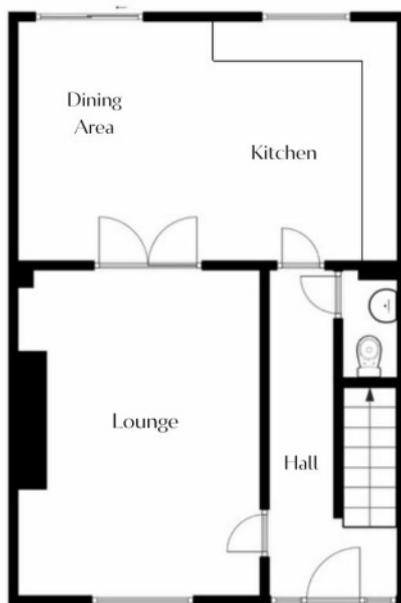
EXTERIOR FEATURES

Parking to front. uPVC fascia, gutters and downpiping. Brick paver to front. Outside lights to front and rear. Alleyway access to rear garden. Garden laid in lawn to rear and enclosed by fencing with paved patio area. PVC oil tank. Oil boiler.

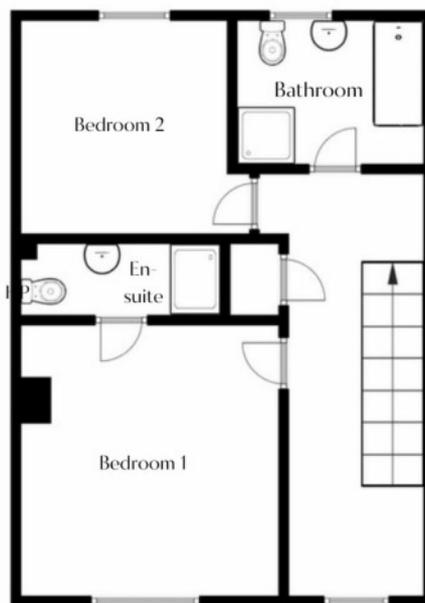
All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal open space areas.

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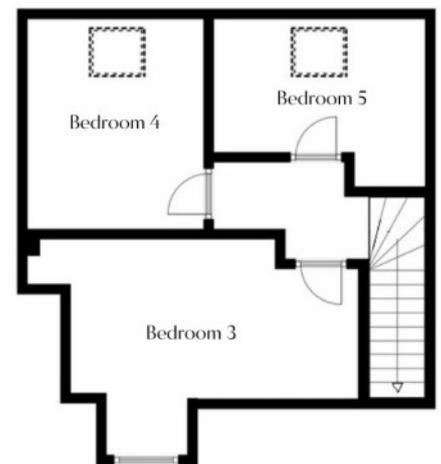
FLOOR PLANS



Ground Floor



First Floor



Second Floor

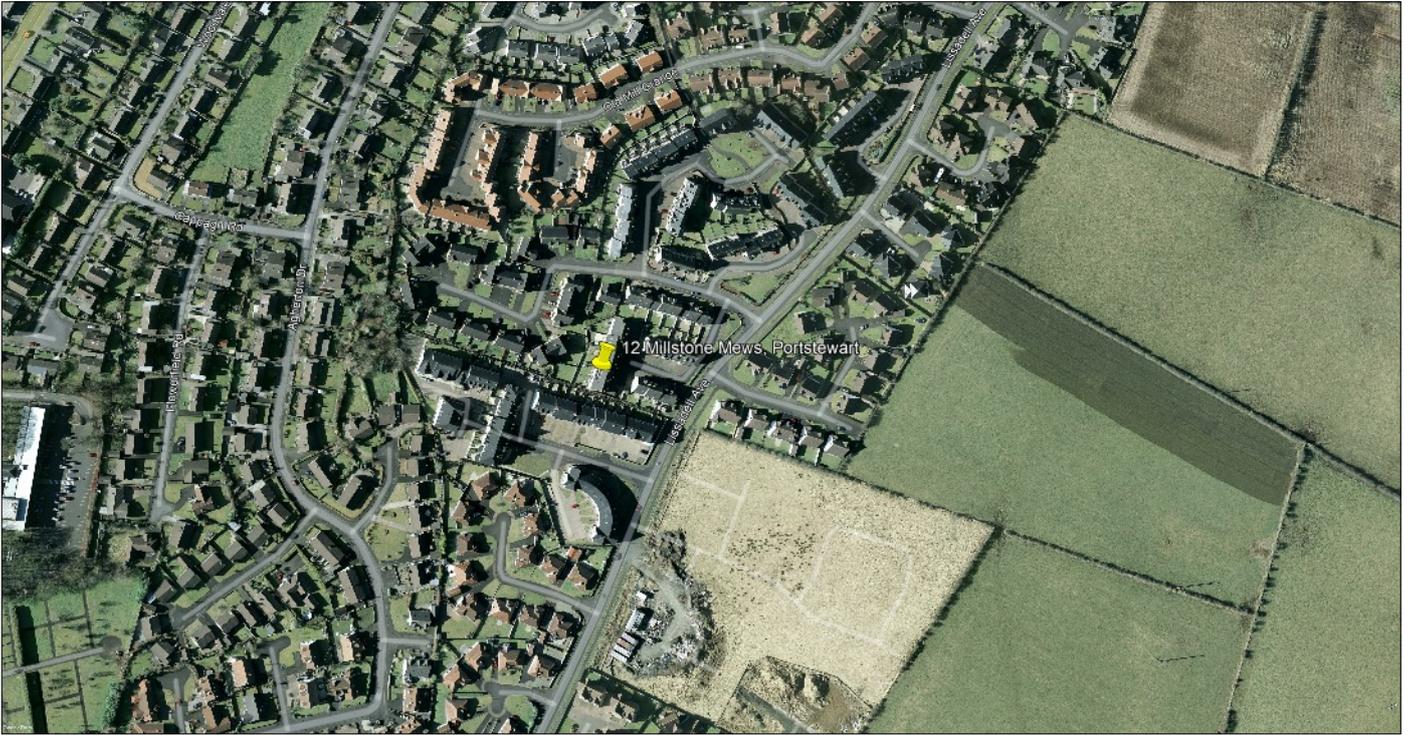
For illustrative purposes only. Not to scale.

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.

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.

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LOCATION

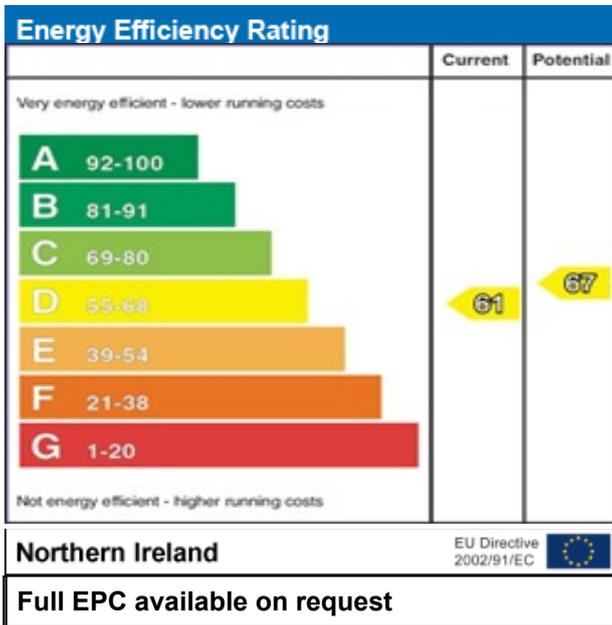
Approaching Portstewart on the Coleraine Road, turn right onto the Agherton Road. Take the third left onto Lisadell Avenue. Continue along and take the eighth left onto Millstone Avenue. Take the first left and then turn right and number 12 is straight in front of you.

Rates 2024 / 2025: £1470.60

Management Fee 2024 / 2025: £243 PA

Tenure: Leasehold

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OFFICE OPENING HOURS

Monday	09:00	-	17:00
Tuesday	09:00	-	17:00
Wednesday	09:00	-	17:00
Thursday	09:00	-	17:00
Friday	09:00	-	17:00
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1514 250225/MH

OUR OFFICE LOCATION



Think

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