



15 HATHERAN SQUARE, PORTSTEWART



X 3



X 1



X 2

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 83 | 83 |

OFFERS OVER £275,000

15 HATHERAN SQUARE, PORTSTEWART

Located in a highly desirable area, this beautifully presented 3 bedroom semi detached home offers stylish, contemporary living with excellent convenience. Immaculately maintained and thoughtfully designed, it features a spacious open plan kitchen and dining area, a bright and welcoming lounge, and three generously sized bedrooms. The West facing rear garden is a standout feature, enjoying countryside views and basking in afternoon and evening sun, perfect for relaxing or entertaining.

FEATURES

- Mains gas central heating system.
- Double glazing in uPVC frames.
- Tarmac Driveway & parking area.
- Fully enclosed West facing rear garden with countryside views.
- Well maintained communal gardens.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,323.54

ANNUAL SERVICE CHARGE: £490

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF

T: 028 7083 5444
E: portstewart@philiptweedie.com
W: www.philiptweedie.com

ACCOMMODATION

ENTRANCE HALL

Wood effect tiled floor; alarm system.

KITCHEN LIVING DINING

5.11 m x 4.91 m (16'9" x 16'1")

Range of fitted units; laminate work surfaces; stainless steel sink and draining board; integrated fridge freezer & dishwasher; Normande oven and hob with extractor fan over; gas boiler cupboard; space for dining; open to living area; wood effect tiled floor; recessed lighting; sliding patio doors to rear.

UTILITY ROOM

1.56 m x 1.61 m (5'1" x 5'3")

Stainless steel sink and draining board; laminate work surfaces; range of fitted units; plumbed for washing machine; wood effect tiled floor; extractor fan.

LOUNGE

4.10 m x 3.67 m (13'5" x 12'0")

Media wall to include a range of fitted units; feature wall length window offering natural light.

DOWNSTAIRS WC

0.94 m x 1.96 m (3'1" x 6'5")

Toilet; wash hand basin; wood effect tiled floor; extractor fan.

FIRST FLOOR

LANDING

Access to part floored roof space; shelved hot press.

BEDROOM 1

4.13 m x 3.10 m (13'7" x 10'2")

Double bedroom to the front; feature wall length window; walk in wardrobe.

WALK IN WARDROBE

1.55 m x 1.71 m (5'1" x 5'7")

Range of fitted bedroom furniture.

ENSUITE

1.78 m x 1.73 m (5'10" x 5'8")

Tiled shower cubicle; toilet; wall mounted wash hand basin; tiled floor; recessed lighting.

BEDROOM 2

3.30 m x 2.83 m (10'10" x 9'3")

Double bedroom to the rear.

BEDROOM 3

3.30 m x 1.20 m (10'10" x 3'11")

Single bedroom to the rear.

BATHROOM

2.92 m x 1.71 m (9'7" x 5'7")

Panel bath; large tiled shower cubicle; toilet; wall mounted vanity unit & wash hand basin; chrome towel radiator; tiled floor; recessed lighting; extractor fan.

EXTERIOR

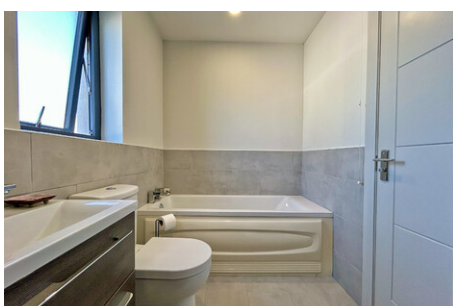
OUTSIDE FEATURES

- Fully enclosed rear West facing garden & patio area with countryside views.
- Mature landscaping.
- Tarmac driveway & parking area.
- Small garden in lawn to front.
- Timber shed.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.

PHOTOS



PHOTOS

