



3 AGHERTON COURT, PORTSTEWART



X 4



X 2



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	58	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £285,000

3 AGHERTON COURT, PORTSTEWART

Tucked away on a well positioned and generously sized site, this delightful detached bungalow offers spacious and versatile living in a peaceful setting. With four generous bedrooms, this home is ideal for families or those seeking single level living with space to entertain and relax. The property features a comfortable lounge, a kitchen/dining area and a family bathroom plus ensuite. Outside, the bungalow sits on a good sized plot with mature gardens and a private driveway. Whether you're looking to enjoy the quiet life or invest in a home with scope to extend or personalise, this property offers wonderful potential.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Fully enclosed rear garden & West facing patio area.
- Integral single garage.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,764.72

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Cloaks cupboard; shelved hot press; access to the roof space; part tiled floor.

DINING KITCHEN

4.51 m x 4.05 m (14'10" x 13'3")

Range of fitted units; laminate work surfaces; ceramic sink & drainer; electric cooker & hob with extractor unit over; plumbed for dishwasher; space for under counter fridge; breakfast bar area; tiled floor; part tiled walls; space for dining; door to the conservatory.

LOUNGE

4.62 m x 4.59 m (15'2" x 15'1")

Cast iron fireplace set on a tiled hearth with wood surround;

CONSERVATORY

3.55 m x 2.93 m (11'8" x 9'7")

Double glazing in uPVC frames; tiled floor; access to the garage; door to the rear.

BEDROOM 1

3.04 m x 3.47 m (10'0" x 11'5")

Double bedroom to the rear; fitted sliding wardrobe.

ENSUITE

1.49 m x 2.47 m (4'11" x 8'1")

Tiled shower cubicle with electric shower; toilet; wash hand basin; tiled floor; part tiled walls.

BEDROOM 2

3.68 m x 2.87 m (12'1" x 9'5")

Double bedroom to the rear.

BEDROOM 3

3.68 m x 2.87 m (12'1" x 9'5")

Double bedroom to the rear.

BEDROOM 4

2.99 m x 2.88 m (9'10" x 9'5")

Double to the front.

BATHROOM

2.75 m x 2.87 m (9'0" x 9'5")

Corner bath; tiled shower cubicle with electric shower; toilet; wash hand basin; tiled floor; part tiled walls.

EXTERIOR

INTEGRAL GARAGE

5.35 m x 2.80 m (17'7" x 9'2")

Utility area with range of fitted units; laminate work surfaces; stainless steel sink & drainer; plumbed for washing machine; roller door; oil boiler.

OUTSIDE FEATURES

- Tarmac driveway.
- Fully enclosed rear garden area.
- West facing patio area to the rear.
- Garden in lawn surrounding the property.
- Outside light & tap.



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PHOTOS



