



**12 GALVALLY GARDENS, PORTSTEWART**



X 3



X 1



X 3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<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			
		83	83

**OFFERS OVER £375,000**

# 12 GALVALLY GARDENS, PORTSTEWART

This immaculately presented contemporary townhouse offers spacious accommodation over three floors in a prime Portstewart location. A superb modern home, ideal for relaxed coastal living.

The ground floor features two double bedrooms (one with ensuite), a modern family bathroom and a utility room. The first floor boasts a bright open-plan kitchen, dining and living area with a separate WC. The top floor is dedicated to a stunning principal bedroom with ensuite, dressing room and access to a private west-facing terrace with an outdoor fireplace and coastal views.

Externally, there's additional storage, a low-maintenance landscaped garden and parking to the side.

## FEATURES

- Main gas central heating.
- Double glazing in uPVC frames.
- Second floor roof terrace with coastal views.
- Enclosed landscaped patio garden to the rear.
- Allocated car parking area to the side.

## ADDITIONAL INFORMATION

ANNUAL RATES: £1,585.65

ANNUAL SERVICE CHARGE: £100

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Tiled floor; alarm system.

## BEDROOM 2

3.81 m x 2.69 m (12'6" x 8'10")

Double bedroom to the front.

## ENSUITE

1.71 m x 1.69 m (5'7" x 5'7")

Tiled shower cubicle; toilet; wall mounted wash hand basin & vanity unit; chrome towel radiator; recessed lighting; tiled floor; part tiled walls; extractor fan.

## BEDROOM 3

3.51 m x 2.70 m (11'6" x 8'10")

Double bedroom to the rear (currently used as an additional living room).

## BATHROOM

2.69 m x 1.95 m (8'10" x 6'5")

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

## UTILITY ROOM

3.29 m x 1.96 m (10'10" x 6'5")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; plumbed for washing machine; space for dryer; tiled floor; extractor fan; door to the rear.

## FIRST FLOOR

### OPEN PLAN KITCHEN, LIVING & DINING

#### KITCHEN & DINING AREA

5.58 m x 2.72 m (18'4" x 8'11")

Range of fitted units; laminate work surfaces; stainless steel sink with pull spray attachment & drainer; electric oven; gas hob with extractor unit over; integrated fridge freezer & dishwasher; open to dining area; tiled floor; recessed lighting; gas boiler.

#### LIVING AREA

3.46 m x 4.79 m (11'4" x 15'9")

Feature wall length and corner windows bringing in natural light; wall mounted electric fire.

#### WC

1.88 m x 1.92 m (6'2" x 6'4")

Toilet; wall mounted wash hand basin; tiled floor; recessed lighting.

## SECOND FLOOR

### LANDING

Access to the roof terrace.

### BEDROOM 1

4.11 m x 3.70 m (13'6" x 12'2")

Double bedroom to the front; access to the roof terrace.

### DRESSING ROOM

1.47 m x 2.66 m (4'10" x 8'9")

Range of fitted units.

### ENSUITE

1.50 m x 2.07 m (4'11" x 6'9")

Tiled shower cubicle; toilet; wall mounted wash hand basin & vanity unit; chrome towel radiator; tiled floor; part tiled walls; recessed lighting; extractor fan.

## EXTERIOR

### ROOF TERRACE

3.20 m x 4.80 m (10'6" x 15'9")

West facing; coastal views; artificial grass; feature outdoor fireplace; wall mounted electric heaters; remote controlled awning; glass balustrades.

### EXTERNAL STORE

3.20 m x 2.03 m (10'6" x 6'8")

Concrete floor; power & light.

### STEELTECH GARDEN SHED

1.99 m x 3.05 m (6'6" x 10'0")

Concrete floor.

## OUTSIDE FEATURES

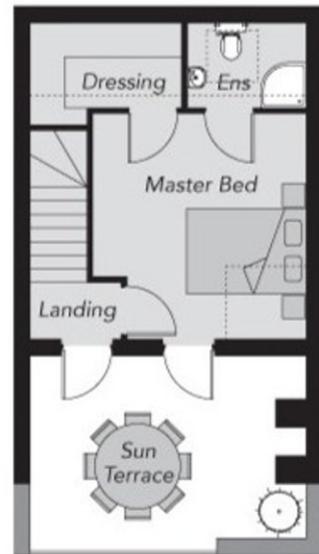
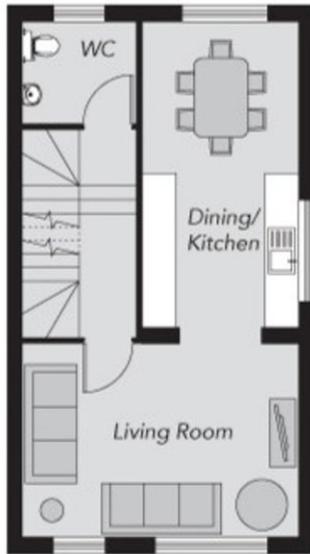
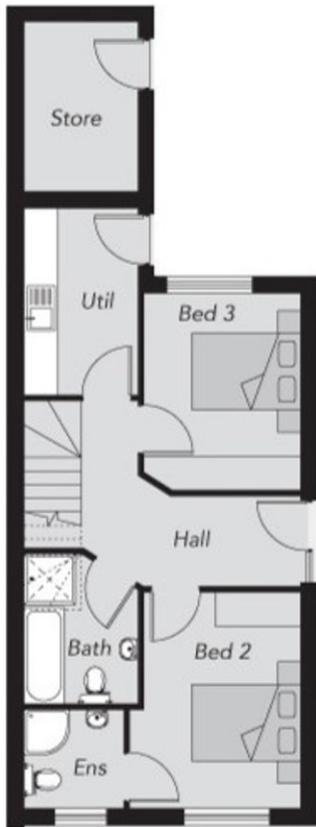
- Private roof terrace with coastal views.
- Low maintenance, landscaped rear garden.
- South West facing patio area.
- Tarmac driveway.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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# FLOORPLAN



# PHOTOS



# PHOTOS

