



7 DUNSUIVNISH AVENUE, PORTSTEWART



X 4



X 1



X 1

| 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 | 49 | 62 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

OFFERS OVER £295,000

7 DUNSUIVNISH AVENUE, PORTSTEWART

This beautifully presented 4 bedroom detached bungalow offers modern, open plan living. Designed with contemporary style and comfort in mind, the layout features a bright and spacious open plan kitchen, dining and living area, perfect for family life and entertaining.

The home benefits from 4 bedrooms and a modern family bathroom, plus separate utility area. Externally the property benefits from a landscaped South facing rear garden with composite decking and garden areas, ideal for outdoor dining, relaxation & entertaining.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- South facing rear garden & decking area.
- Tarmac driveway & parking area to the front.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,483.35

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Composite door; feature wood slat partition; fitted shelving; shelved hot press; access to the roof space.

OPEN PLAN KITCHEN, LIVING & DINING

Recessed lighting & tiled floor throughout.

KITCHEN AREA

3.71 m x 3.58 m (12'2" x 11'9")

Range of fitted units; laminate work surfaces; Aga cooker linked to hot water; featured tiled splashback; integrated dishwasher & under counter fridge; island with a epoxy resin work surface & Belfast sink with spray tap attachment.

LIVING & DINING AREA

4.26 m x 5.95 m (14'0" x 19'6")

Featured wood panelled media wall with electric fire; bifold doors leading to the rear; space for dining.

UTILITY AREA

2.58 m x 3.06 m (8'6" x 10'0")

Rear hall with access to the side garden. Concealed utility area to include a range of fitted units; laminate work surfaces; recessed sink & drainer; plumbed for washing machine; space for dryer. Separate toilet; tiled floor; recessed lighting.

BEDROOM 1

4.90 m x 3.70 m (16'1" x 12'2")

Double bedroom to the front with part vaulted ceiling; tiled floor; access to the roof space.

BEDROOM 2

3.78 m x 3.32 m (12'5" x 10'11")

Double bedroom to the front; built in storage cupboard.

BEDROOM 3

3.28 m x 3.13 m (10'9" x 10'3")

Double bedroom to the rear; built in storage cupboard.

BEDROOM 4

3.18 m x 2.58 m (10'5" x 8'6")

Double bedroom to the front; vinyl floor.

BATHROOM

2.68 m x 2.07 m (8'10" x 6'9")

Panel bath with shower over; toilet; wash hand basin; back lit mirror; towel radiator; tiled floor; recessed lighting.

EXTERIOR

OUTSIDE FEATURES

- Enclosed, landscaped South facing rear garden with lawn & composite decking areas.
- Tarmac driveway & parking area to the front.
- Garden in lawn to the front & rear.
- Timber shed.
- Outside light & tap.



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PHOTOS



