



## 18 MILLFORT CLOSE, PORTSTEWART



X 5



X 1



X 2

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>	56	72
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**OFFERS OVER £250,000**

# 18 MILLFORT CLOSE, PORTSTEWART

Situated in a well established residential area close to the town and local amenities, this spacious semi-detached home has been recently redecorated throughout, offering bright and flexible living accommodation.

The ground floor features a dining kitchen, generously sized lounge, downstairs WC, utility room and a versatile fifth bedroom or additional reception room. Upstairs, there are four well proportioned bedrooms, including one with an ensuite, along with the family bathroom.

Externally, the property benefits from an enclosed rear garden and a tarmac driveway to the front, making it a practical and appealing home in a popular Portstewart location.

## FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Enclosed garden to the rear.
- Tarmac driveway to the front.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,381.05

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ACCOMMODATION

### ENTRANCE HALL

Laminate wood floor; under stair storage.

### DINING KITCHEN

4.18 m x 4.34 m (13'9" x 14'3")

Range of fitted units; laminate work surfaces; stainless steel sink; electric oven & hob with extractor unit over; space for fridge freezer; tiled floor.

### UTILITY ROOM

2.23 m x 1.62 m (7'4" x 5'4")

Fitted unit; laminate work surface; stainless steel sink unit; plumbed for washing machine; tiled floor; door to the rear.

### LOUNGE

4.56 m x 4.35 m (15'0" x 14'3")

Box bay window to the front; cast iron fireplace with painted wood surround and tiled hearth.

### BEDROOM 5 / LIVING ROOM

2.97 m x 2.98 m (9'9" x 9'9")

Further bedroom or reception room to the rear; laminate wood flooring.

### DOWNSTAIRS WC

1.98 m x 1.04 m (6'6" x 3'5")

Toilet; wash hand basin; tiled floor.

### FIRST FLOOR

#### LANDING

Access to roof space; shelved hot press.

### BEDROOM 1

3.38 m x 4.35 m (11'1" x 14'3")

Double bedroom to the rear; solid wood flooring.

### ENSUITE

1.02 m x 2.61 m (3'4" x 8'7")

Tiled shower cubicle with electric shower; toilet; wash hand basin; wood flooring.

### BEDROOM 2

2.70 m x 3.00 m (8'10" x 9'10")

Double bedroom to the front; solid wood flooring.

### BEDROOM 3

2.98 m x 2.48 m (9'9" x 8'2")

Double bedroom to the rear; solid wood flooring.

### BEDROOM 4

3.77 m x 2.68 m (12'4" x 8'10")

Double bedroom to the rear; solid wood flooring.

### BATHROOM

1.98 m x 2.08 m (6'6" x 6'10")

Panel bath; tiled shower cubicle with electric shower; toilet; wash hand basin; laminate wood flooring.

### EXTERIOR FEATURES

- Fully enclosed garden laid in lawn to the rear.
- Outside light & tap.
- Tarmac driveway to the front.



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# PHOTOS



