



**7 NURSERY MEWS, PORTSTEWART**



X 4



X 2



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

**FIXED PRICE £550,000**

# 7 NURSERY MEWS, PORTSTEWART

Situated off the Burnside Road in Portstewart, Nursery Mews offers luxury coastal living and is the ideal location in which to relax and unwind with some of the most beautiful seaside and countryside in Ireland on your doorstep. Just a thirteen minute walk to the nearby promenade, with it's array of eateries, convenience and local home stores, Nursery Mews is an ideal lifestyle location for singles, couples and families.

## FEATURES

- Main gas central heating.
- Double glazing in uPVC frames.
- Tarmac driveway to the side.
- Enclosed rear garden and patio area.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £TBC

SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

## KITCHEN WITH LIVING & DINING AREAS

6.11 m x 4.88 m (20'1" x 16'0")

## LOUNGE

5.25 m x 4.40 m (17'3" x 14'5")

## UTILITY ROOM

3.00 m x 2.17 m (9'10" x 7'1")

## DOWNSTAIRS WC

## FIRST FLOOR

## BEDROOM 1

4.08 m x 3.40 m (13'5" x 11'2")

## ENSUITE

2.50 m x 1.53 m (8'2" x 5'0")

## BEDROOM 2

3.34 m x 3.10 m (10'11" x 10'2")

## BEDROOM 3

3.65 m x 2.90 m (12'0" x 9'6")

## BEDROOM 4

4.08 m x 2.60 m (13'5" x 8'6")

## ENSUITE

2.34 m x 1.05 m (7'8" x 3'5")

## BATHROOM

2.50 m x 1.53 m (8'2" x 5'0")



Regulated  
by RICS



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