



71 MILLRUSH DRIVE, PORTSTEWART



- DETACHED HOUSE
- OIL CENTRAL HEATING
- SINGLE GARAGE
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- 2.5 BATHROOM

OFFERS OVER £234,950

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92 plus | | |
| B 81-91 | | |
| C 69-80 | | |
| D 55-68 | | |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | | |
| Not energy efficient - higher running costs | | |



A modern detached family home situated in a popular residential area of Portstewart and only a short drive from the town, shops, beach and local attractions. The property comprises 4 double bedrooms, dining kitchen & lounge and is immaculately presented throughout. Externally there is an enclosed patio garden to the rear plus a tarmac driveway and garage to the side.

FEATURES

- 4 bedrooms (1 ensuite), large dining kitchen, lounge, utility room, bathroom & downstairs WC
- Oil fired central heating.
- Double glazing in uPVC frames.
- Enclosed patio to the rear.
- Side driveway and detached single garage.

ACCOMMODATION

ENTRANCE HALL:

Tiled floor; under stair storage.

DOWNSTAIRS WC:

Low flush WC; pedestal wash hand basin; tiled floor.

LOUNGE:

14'2 x 15'2

Cast iron fireplace with wood surround, piped for gas fire, tiled hearth; spot lights.

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KITCHEN:

14'4 x 15'2

Range of high and low level units; laminate work surfaces; stainless steel sink unit; integrated fridge freezer & dishwasher; electric oven & hob with extractor unit over; spot lights; tiled floor.

DINING ROOM:

10'2 x 11'1

Open to kitchen; tiled floor; patio doors to the rear patio.

UTILITY ROOM:

7'7 x 5'3

Range of low level units; laminate work surfaces; stainless steel sink unit; plumbed for washing machine; tiled floor; extractor fan; door to the side.

FIRST FLOOR**LANDING:**

Shelved hot press; access to roof space.

BEDROOM 1:

14'2 x 10'5

Double bedroom to the front.

ENSUITE:

Tiled shower cubicle with electric shower; low flush WC; pedestal wash hand basin; towel radiator; tiled floor; extractor fan.

BEDROOM 2:

10'4 x 8'1

Double bedroom to the front.

BEDROOM 3:

8'9 x 14'1

Double bedroom to the rear.

BEDROOM 4:

8'10 x 11'1

Double bedroom to the rear.

BATHROOM:

Panel bath; tiled shower cubicle with electric shower; low flush WC; pedestal wash hand basin; towel radiator; tiled floor; spot lights; extractor fan.





Regulated by RICS



EXTERNAL FEATURES

DETACHED GARAGE:

11'4 x 18'6

Roller door; side door; concrete floor; power & lights.

- Paved driveway to the side.
- Enclosed Patio garden to the rear.
- Outside light & tap.

DIRECTIONS

Approaching Portstewart on the Coleraine Road turn right onto the Agherton Road (after Tesco's), take the third left onto Lissadell Avenue then 3rd right into Millrush Drive. Take the second left and the property will be situated on the right hand side.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,475.10



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

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