



8 WEST PARK, PORTSTEWART



- DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- SOUTH FACING GARDEN
- 3 BEDROOMS
- 1 RECEPTION ROOM
- 1 BATHROOM

OFFERS OVER £245,000

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	15	42
Not energy efficient - higher running costs		



A traditional detached bungalow conveniently situated off the Strand Road, the 3 bedroom property requires modernisation but is a rare opportunity to acquire a home with excellent potential in a prime residential area.

FEATURES

- 3 bedrooms, kitchen with dining area, lounge and bathroom.
- Oil fired central heating system.
- Double glazing in uPVC frames.
- Garden in lawn to the rear.
- Detached garage.

ACCOMMODATION

ENTRANCE PORCH:

Tiled floor.

KITCHEN:

11'6 x 17'3

Range of high and low level units; laminate work surfaces; stainless steel sink unit; electric oven with gas hob; plumbed for washing machine and dishwasher; space for fridge freezer; double patio doors to the rear.

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LOUNGE:

11'11 x 14'0

Feature cast iron fireplace with tiled hearth; wood strip flooring; bay window to the front.

BEDROOM (1):

10'6 x 10'4

Double bedroom to the rear; wood strip flooring.

**BEDROOM (2):**

11'6 x 9'1

Double bedroom to the front.

**BEDROOM (3):**

12'0 x 7'6

Double bedroom to the side; slingsby ladder to the roof space.

**BATHROOM:**

8'0 x 5'10

Roll top bath with shower over; low flush WC; wash hand basin; tiled floor; part tiled walls; cupboard with immersion heater.

ROOF SPACE:**ATTIC ROOM (1)****ATTIC ROOM (2)**



Regulated by RICS



EXTERNAL FEATURES

- Detached garage.
- Garden in lawn to the front and rear.
- Gravel driveway to the side.
- Outside light and tap.

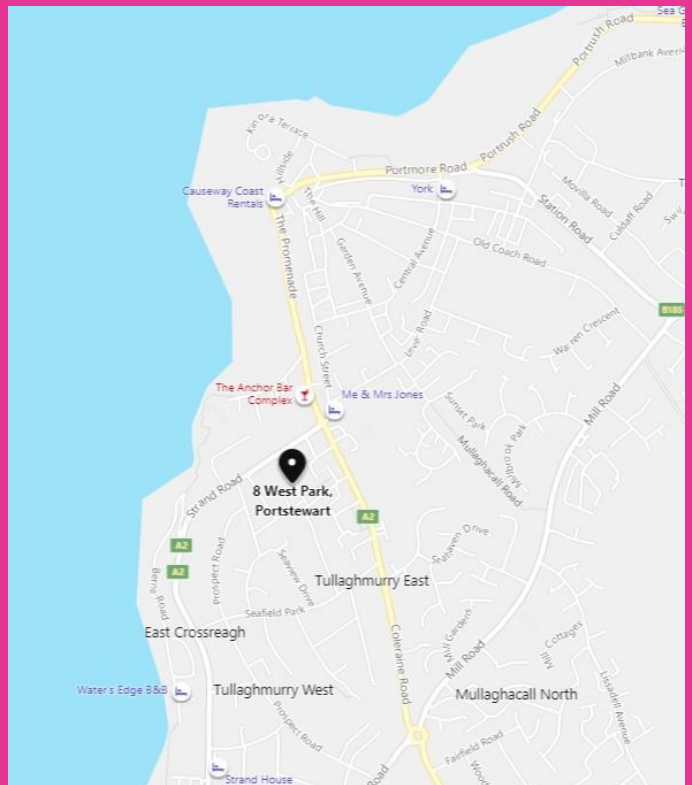
DIRECTIONS

Leaving Portstewart Promenade towards Coleraine turn right at The Diamond onto The Strand Road the first left into West Park where the property will be situated on the right hand side.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1269.90



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

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