



12 HIGH ROAD, PORTSTEWART



- SPACIOUS TOWNHOUSE
- OIL FIRED CENTRAL HEATING
- GARAGE PARKING TO REAR
- 10 BEDROOMS
- 4 RECEPTION ROOMS
- 7 BATHROOMS

OFFERS OVER £285,000

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	47	54
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



This spacious townhouse offers excellent accommodation with up to 10 bedrooms and 4 reception areas plus enjoys stunning coastal views to the front. The former bed and breakfast is located in the centre of the seaside town within walking distance to The Promenade; it has been extremely well maintained and will be suitable for a variety of purchasers either looking for a home, business or holiday home within the town.

FEATURES

- 10 bedrooms (6 x ensuite), kitchen, lounge, dining room, sitting room, breakfast room and bathroom.
- Oil fired central heating system.
- Double glazing in uPVC frames.
- Stunning coastal views to the front.
- Enclosed courtyard garden to the rear.
- Garage parking to the rear.

ACCOMMODATION

ENTRANCE PORCH

Mosaic tiled floor.

ENTRANCE HALL:

Under stair storage.

LOUNGE:

12'7 x 17'8

Wood strip flooring; recessed stove on tiled hearth; bay window to the front.

DINING ROOM:

11'1 x 11'10

Wood strip flooring.

BREAKFAST ROOM:

7'1 x 18'11

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KITCHEN:

10'1 x 13'1

Range of high and low level units; laminate work surfaces; steel sink unit; range style cooker with extractor fan over; tiled floor; part tiled walls; door to the rear sitting room.

SITTING ROOM:

11'2 x 12'2

Laminate wood flooring; glass panelled door to rear patio; door to bedroom.

BEDROOM (1):

10'7 x 11'9

Double bedroom to the rear; laminate wood flooring. ENSUITE: Tiled shower cubicle; low flush WC; pedestal wash hand basin; tiled floor; tiled walls; extractor fan and spot lighting. DRESSING ROOM: Laminate wood flooring; range of fitted units.

BEDROOM (2):

12'6 x 13'0

Double bedroom to the side with laminate wood flooring. ENSUITE: Tiled shower cubicle; low flush WC; pedestal wash hand basin; tiled floor; extractor fan.

FIRST FLOOR**BEDROOM (3):**

7'4 x 9'10

Single bedroom to the rear; laminate wood flooring.

BATHROOM:

5'1 x 9'9

Panel bath with shower over; low flush WC; pedestal wash hand basin; vinyl flooring.

SEPARATE WC:

Low flush WC; wall mounted wash hand basin.

BEDROOM (4):

11'7 x 8'3

Double bedroom to the rear. ENSUITE: Tiled shower cubicle; low flush WC; vanity wash hand basin; tiled floor; tiled walls; extractor fan.

BEDROOM (5):

10'4 x 13'11

Double bedroom with bay window to the front. ENSUITE: Tiled shower cubicle; low flush WC; vanity wash hand basin; tiled floor; tiled walls; extractor fan.

BEDROOM (6):

7'7 x 13'3

Double bedroom to the front; pedestal wash hand basin.

SECOND FLOOR**BEDROOM (7):**

7'9 x 13'6

Double bedroom to the rear.

BEDROOM (8):

11'5 x 8'8

Double bedroom to the rear. ENSUITE: Shower cubicle; low flush WC; pedestal wash hand basin; tiled floor and extractor fan.

BEDROOM (9):

10'1 x 10'1

Double bedroom to the front. ENSUITE: Shower cubicle; low flush WC; pedestal wash hand basin; tiled floor and extractor fan.

BEDROOM (10):

7'8 x 11'10

Single bedroom to the front; vanity unit with wash hand basin.





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EXTERNAL FEATURES

- Enclosed courtyard garden to the rear.
- Garage (23'4 x 12'10) + (9'10 x 14'4) concrete floor; sliding door and pedestrian door to rear lane.
- Store (4'11 x 11'11) range of high and low level units.
- Utility room (7'2 x 11'11) range of high and low level units; oil boiler; plumbed for washing machine.

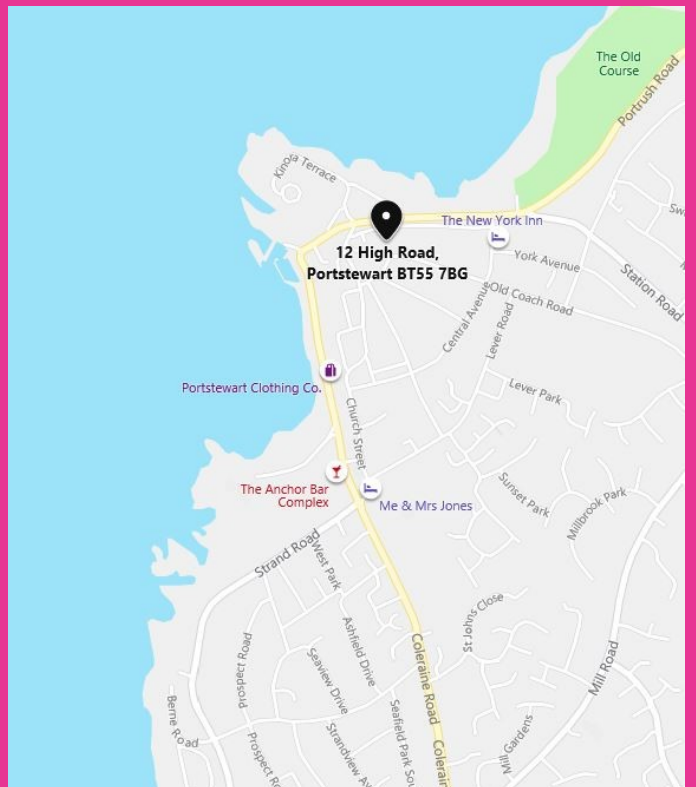
DIRECTIONS

Approaching Portstewart on the Coast Road from Portrush turn left onto Central Avenue after passing The New York Hotel then take the first right onto High Road; the property will be situated towards the end of the road on the left hand side.

ADDITIONAL INFORMATION

TENURE: To be confirmed by Vendor's Solicitor.

ANNUAL RATES: To be confirmed.



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

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