



5 MILLSTONE MEWS, PORTSTEWART



X 5



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £195,000

5 MILLSTONE MEWS, PORTSTEWART

This spacious townhouse boasts 5 bedrooms (1 with ensuite) with excellent living accommodation, and has been recently refurbished to include a newly fitted modern kitchen with appliances plus a new heating boiler and redecoration throughout, making it the perfect family home or holiday home. The property benefits from a low maintenance patio garden to the rear and is situated in an excellent location close to the town, shops and the many local attractions along the North Coast.

The property is currently operating as a successful holiday rental which has attracted many 5* reviews, there are a number of bookings already in place for the year ahead so should an investor be interested the option exists to retain the existing bookings and negotiate separately for the contents.

FEATURES

- Oil fired central heating (new boiler in 2023).
- Double glazing in uPVC frames.
- New kitchen & integrated appliances (installed in 2023).
- Integrated CO, smoke and fire alarms.
- Patio garden to the rear.
- Car parking for 2 cars to the front.
- 5* AirBnB Rating.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,395.75

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE HALL

Laminate wood flooring.

DINING KITCHEN

5.68 m x 3.39 m (18'8" x 11'1")

Newly fitted kitchen with a range of high & low level, contemporary units; marble effect laminate work surfaces; sink unit; electric oven and induction hob with extractor unit over; integrated fridge freezer; plumbed for washing machine; space for dishwasher; tiled floor; sliding patio doors to the rear.

LOUNGE

3.59 m x 4.77 m (11'9" x 15'8")

Open fire set in a cast iron fireplace with a wood surround and tiled hearth; laminate wood flooring; glass panelled doors to the kitchen.

SEPARATE WC

0.79 m x 1.51 m (2'7" x 4'11")

Toilet; wash hand basin; tiled flooring; extractor fan.

FIRST FLOOR

LANDING

Shelved hot press.

BEDROOM 1

3.59 m x 3.76 m (11'9" x 12'4")

Double bedroom to the front; patio doors leading to a Juliet balcony.

ENSUITE

2.82 m x 0.98 m (9'3" x 3'3")

Tiled shower cubicle with electric shower; toilet; wash hand basin; tiled floor; extractor fan.

BEDROOM 2

2.87 m x 3.29 m (9'5" x 10'10")

Double bedroom to the rear.

BATHROOM

2.69 m x 2.29 m (8'10" x 7'6")

Panel bath; tiled shower cubicle; toilet; wash hand basin; tiled floor; extractor fan.

SECOND FLOOR

LANDING

Access to the roof space.

BEDROOM 3

3.99 m x 2.44 m (13'1" x 8'0")

Double bedroom to the front.

BEDROOM 4

2.99 m x 3.63 m (9'10" x 11'11")

Double bedroom to the rear.

BEDROOM 5

2.58 m x 2.01 m (8'6" x 6'7")

Single bedroom to the rear.

EXTERIOR FEATURES

- Rear garden with gravel area and paved patio.
- 2 car parking spaces to the front.
- Outside light and tap.



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