



## 4 WEST PARK MEWS, PORTSTEWART



- SEMI DETACHED
- OIL CENTRAL HEATING
- UPVC DOUBLE GLAZING
- 3 BEDROOMS
- 1 RECEPTION ROOM
- 2.5 BATHROOMS

**OFFERS AROUND £159,950**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



*This semi detached house has been fully refurbished to include a new kitchen, bathroom suites, painting and flooring throughout and is ready to move in and enjoy. The 3 bedroom property is situated in a quiet Mews development only a short walk from Portstewart Promenade.*

#### FEATURES

- 3 bedrooms (1 with ensuite), kitchen, lounge, bathroom and downstairs toilet.
- Oil fired central heating.
- Double glazing in uPVC frames.
- Enclosed patio garden to the rear.
- Allocated car parking.

#### ACCOMMODATION

##### ENTRANCE HALL:

Laminate wood flooring.

##### LOUNGE:

14'10 x 12'2

Store fireplace with tiled hearth and laminate wooden flooring.

**(028) 7083 5444**

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**DOWNSTAIRS WC:**

Low flush WC; pedestal wash hand basin; laminate wooden flooring; extractor fan.

**KITCHEN:**

18'4 x 9'9

Range of high and low level units; laminate work surfaces; stainless steel sink unit; electric oven and hob with extractor unit over; integrated fridge freezer; washer drier and dishwasher; laminate wooden flooring and patio doors to the rear.

**FIRST FLOOR LANDING:**

Access to roof space.

**BEDROOM (1):**

11'7 x 10'8

Double bedroom to the rear.

**ENSUITE:**

8'4 x 3'0

Shower cubicle with electric shower; low flush WC; vanity unit with wash hand basin; extractor fan; laminate flooring.

**BEDROOM (2):**

8'10 x 11'8

Double bedroom to the front.

**BEDROOM (3):**

9'2 x 8'1

Single bedroom to the front; built in cupboard.

**BATHROOM:**

6'4 x 6'10

Panel bath with shower attachment; low flush WC; vanity unit with wash hand basin; laminate flooring; extractor fan.





Regulated by RICS



### EXTERNAL FEATURES

- Fully enclosed patio to the rear.
- Outside light and tap.
- Allocated car parking.

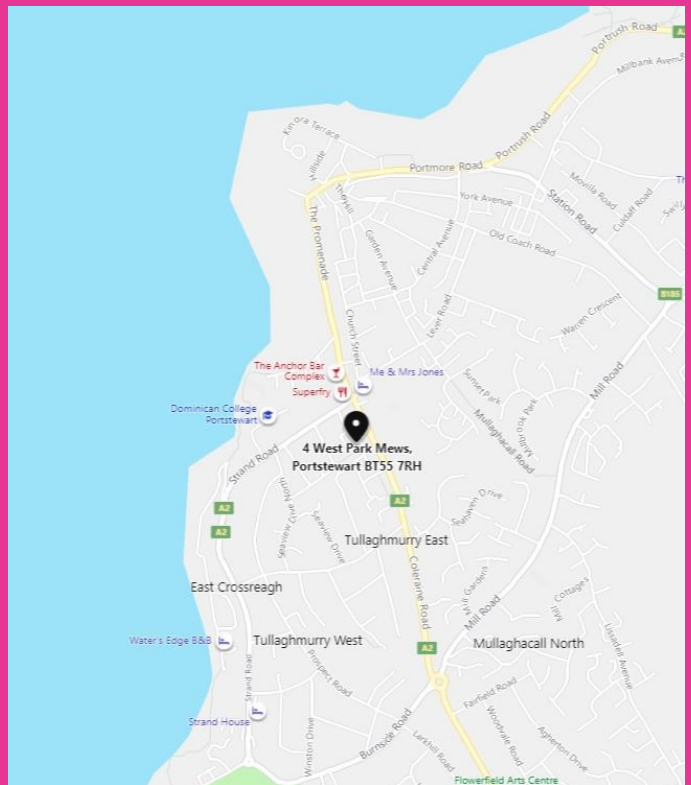
### DIRECTIONS

Approaching Portstewart on the Coleraine Road turn left onto Enterprise Avenue then first right into West Park Mews.

### ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1693.20



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

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