



7 MEADOW GARDENS, PORTSTEWART



- DETACHED BUNGALOW
- OIL CENTRAL HEATING
- ENCLOSED REAR GARDEN
- 3 BEDROOMS
- 1 RECEPTION ROOM
- 1 BATHROOM

OFFERS OVER £249,950

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



An excellent detached bungalow situated in this popular and established development off the Station Road. This property is conveniently located within close proximity to Portstewart's many amenities and would make an ideal family or holiday home in the North Coast's premier resort.

FEATURES

- 3 bedrooms, dining kitchen, lounge, bathroom & utility room.
- Oil fired central heating system.
- Double glazing in uPVC frames.
- Enclosed garden in lawn to the rear.
- Gravel driveway leading to detached garage.

ACCOMMODATION

ENTRANCE HALL:

Engineered wood flooring; shelved hot press.

LOUNGE:

12'10 x 16'5

Feature brick fireplace with tiled hearth; Engineered wood flooring.

(028) 7083 5444

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DINING KITCHEN:

12'10 X 12'1

Range of high & low level units; laminate work surfaces; stainless steel sink unit; electric oven & grill; gas hob with extractor unit over; integrated fridge freezer & dishwasher; engineered wood flooring; glass panelled door to hallway; door to utility room.

**UTILITY ROOM:**

5'8 x 7'2

Range of fitted units; laminate work surfaces; stainless steel sink unit; plumbed for washing machine; space for dryer; vinyl flooring; door to the rear garden.

**BEDROOM 1:**

11'5 x 9'10

Double bedroom to the front.

BEDROOM 2:

11'5 9'11

Double bedroom to the side.

**BEDROOM 3:**

9'10 x 10'5

Double bedroom to the rear.

BATHROOM:

8'5 x 6'10

Panel bath; tiled shower cubicle; low flush WC; pedestal wash hand basin; tiled floor; part tiled walls; extractor fan.





Regulated by RICS



EXTERNAL FEATURES

- Prefabricated, insulated garage (10'0 x 22'0); concrete flooring; extensive range of electric points; side door and roller door.
- Gravel driveway and garden in lawn to the front.
- Fully enclosed garden in lawn to the rear.
- Outside light & tap.

DIRECTIONS

Leaving Portstewart on the Station Road turn left into Meadow Park immediately opposite Trolan's Supermarket and Petrol Station, at the junction turn right then immediately left and No. 55 will be located on the right hand side.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,142.91



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

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