



## 19 ARDMORE DRIVE, PORTSTEWART



- SEMI DETACHED
- OIL CENTRAL HEATING
- ENCLOSED REAR GARDEN
- 3 BEDROOMS
- 1 RECEPTION ROOM
- 1.5 BATHROOMS

**OFFERS OVER £149,950**

	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>		63
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





A well presented semi detached house conveniently situated in a quiet residential area, off the Mill Road. The 3 bedroom home offers excellent family garden and patio area to the rear.

#### FEATURES

- 3 bedrooms, dining kitchen, lounge, bathroom and downstairs WC.
- Oil fired central heating system.
- Double glazing in uPVC frames.
- Tarmac driveway to the front.
- Enclosed garden and patio to the rear.

#### ACCOMMODATION

##### ENTRANCE PORCH:

Tiled floor.

##### ENTRANCE HALL:

Laminate wood floor.

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**LOUNGE:**

13'5 x 11'7

Bow bay window to the front; cast iron fireplace with wood surround and tiled hearth; laminate wood floor.

**KITCHEN:**

17'9 x 11'4

Range of high and low level units; laminate worksurfaces; stainless steel sink unit ; space for fridge freezer; space for electric cooker with extractor fan over; plumbed for washing machine; part tiled walls; tiled floor; under stair storage cupboard.

**REAR PORCH:**

Door to the rear.

**DOWNSTAIRS WC:**

Low flush WC; wash hand basin and tiled flooring.

**FIRST FLOOR LANDING:**

Cloaks cupboard ; shelved hot press; laminate wood floor.

**BEDROOM (1):**

10'4 x 11'6

Double bedroom to the front; laminate wood flooring; built in cupboard.

**BEDROOM (2):**

9'10 x 11'6

Double bedroom to the rear; laminate wood flooring; built in cupboard.

**BEDROOM (3):**

7'3 x 8'8

Single bedroom to the front; laminate wood flooring; shelved storage.

**BATHROOM:**

7'8 x 6'7

Panel bath with shower over; low flush WC; wash hand basin; tiled floor; part wood panelled walls.





Regulated by RICS



### EXTERNAL FEATURES

- Tarmac driveway to the front.
- Garden in lawn to the front.
- Fully enclosed garden to the rear with paved patio and lawned areas.
- Outside tap.

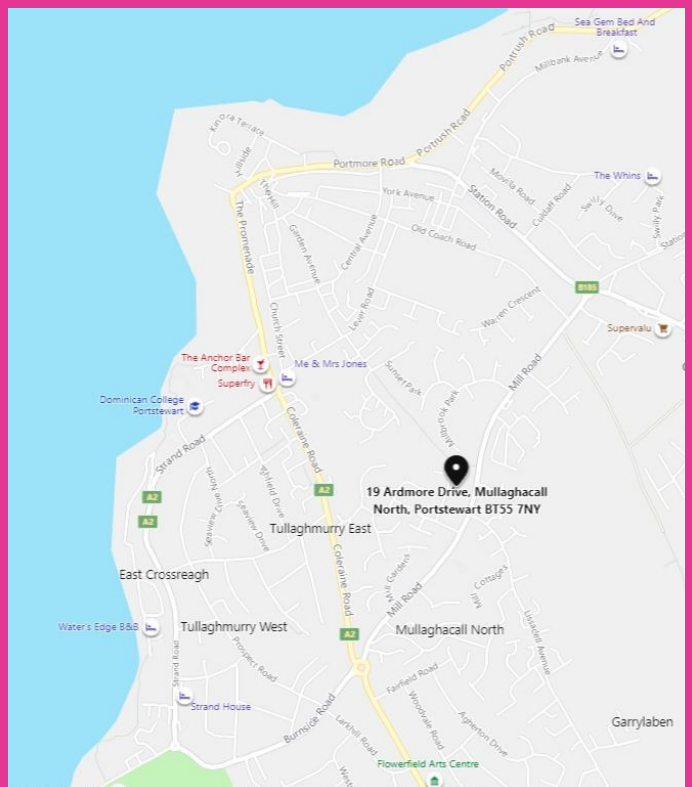
### DIRECTIONS

Approaching Portstewart on the Coleraine Road turn right onto the Mill Road then 2nd left into Carrickbeg Avenue, Ardmore Drive will be the first road on the right and the property will be situated on the right hand side.

### ADDITIONAL INFORMATION

**TENURE:** Leasehold

**ANNUAL RATES:** £846.60



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

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