



3 FLOWERFIELD COURT, PORTSTEWART



- GROUND FLOOR APARTMENT
- GAS CENTRAL HEATING
- PRIVATE ENTRANCE

- 3 BEDROOMS
- OPEN PLAN LIVING
- 2 BATHROOMS

OFFERS OVER £165,000

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A well presented 3 bedroom ground floor apartment benefiting from its own private entrance and situated in a small development conveniently located off the Coleraine Road.

FEATURES

- 3 bedrooms (1 with ensuite), kitchen with living and dining areas, bathroom.
- Gas central heating.
- Double glazing in uPVC frames.
- Private front door.
- Allocated car parking plus guest spaces.

ACCOMMODATION

ENTRANCE HALL:

LOUNGE:

12'7 x 16'2

Cast iron fireplace with painted wood surround and tiled hearth; laminate wood flooring; open to kitchen.

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KITCHEN:

7'9 x 11'6

Range of high and low level units; laminate work surfaces; stainless steel sink unit; electric oven; gas hob with extractor unit over; integrated fridge freezer; dishwasher and washer dryer; spot lighting.

BEDROOM (1):

11'9 x 10'8

Double bedroom to the front.

**ENSUITE:**

7'10 x 4'1

Tiled shower cubicle; pedestal wash hand basin; part tiled walls; tiled flooring and extractor fan.

**BEDROOM (2):**

7'10 x 12'7

Double bedroom to the rear.

**BEDROOM (3):**

6'4 x 11'6

Single bedroom to the rear.

**BATHROOM:**

6'5 x 8'9

Panel bath; tiled shower cubicle with electric shower; low flush WC; pedestal wash hand basin; tiled flooring; extractor fan.



Regulated by RICS



EXTERNAL FEATURES

- Gravel garden to the front.
- Allocated car parking plus guest spaces.

DIRECTIONS

Approaching Portstewart on the Coleraine Road, Flowerfield Court will be situated on the right hand side immediately after passing Flowerfield Arts Centre.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £931.26

ANNUAL MANAGEMENT FEE: £790.00



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

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