



10 FERNDALE AVENUE, PORTSTEWART



- SEMI DETACHED
- OIL CENTRAL HEATING
- ENCLOSED REAR GARDEN
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- 1.5 BATHROOMS

OFFERS OVER £225,000

	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>	51	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



*A spacious 4 bedroom semi detached home situated in a sought after residential area, the property benefits from a large West facing garden with patio area, detached garage and sea views from the first floor.*

#### FEATURES

- 4 bedrooms, kitchen, lounge, conservatory, bathroom and downstairs toilet.
- Oil fired central heating system.
- Double glazing in uPVC frames.
- Large West facing garden and patio area.
- Detached single garage.

#### ACCOMMODATION

##### ENTRANCE PORCH:

Tiled floor.

##### HALLWAY:

##### KITCHEN:

14'5 x 10'6

Range of high and low level units; laminate worksurfaces; stainless steel sink unit; space for cooker with extractor unit over; space for fridge freezer; plumbed for dishwasher; door to the rear and tiled floor.

**(028) 7083 5444**

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**LOUNGE:**

10'9 x 22'7

Open fire with wood surround and tiled hearth;  
glass panelled floors to the conservatory.



**CONSERVATORY:**

9'8 x 11'2

Tiled floor and door to the rear patio.

**BEDROOM (1):**

8'3 x 11'5

Double bedroom to the front.



**SEPARATE WC:**

8'3 x 2'11

Low flush WC; pedestal wash hand basin.

**FIRST FLOOR LANDING:**

Access to roof space; floored throughout with  
ladder.

**BEDROOM (2):**

11'2 x 12'8

Double bedroom to the side; built in cupboards.



**BEDROOM (3):**

10'10 x 8'7

Double bedroom to the front; built in cupboards.

**BEDROOM (4):**

10'9 x 9'10

Double bedroom to the rear.

**BATHROOM:**

6'10 x 6'6

Jacuzzi style bath with electric shower over; low  
flush WC; pedestal wash hand basin; tiled floor; tiled  
walls; chrome towel radiator.





Regulated by RICS



### EXTERNAL FEATURES

Single garage (10'1 x 20'1) Up & over door; power and light.

- Pavior brick driveway to the front.
- Enclosed garden in lawn to the rear.
- Pavior brick patio area to the rear.
- Outside light and tap.

### DIRECTIONS

Approaching Portstewart on the Coleraine Road turn left onto Larkhill Road after passing the petrol station. Take the 2nd left into Westminster Park then first right into Ferndale Avenue where the property will be situated on the right hand side.

### ADDITIONAL INFORMATION

**TENURE:** Freehold

**ANNUAL RATES:** £1185.24



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

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