



104 OLD MILL GRANGE, PORTSTEWART



- END TOWNHOUSE
- OIL CENTRAL HEATING
- ENCLOSED PATIO GARDEN
- 5 BEDROOMS
- 1 RECEPTION ROOM
- 2.5 BATHROOMS

OFFERS OVER £159,950

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



This spacious 5 bedroom townhouse is situated in a well established residential area close to the town. The property is well presented throughout and offers excellent family accommodation together with a low maintenance patio garden to the rear.

FEATURES

- 5 bedrooms (1 with ensuite), dining kitchen, lounge, bathroom and downstairs toilet.
- Oil fired central heating system.
- Double glazing in uPVC frames.
- Paved parking area.
- Enclosed patio garden to the rear.

ACCOMMODATION

ENTRANCE HALL:

Laminate wooden flooring and understair storage.

DOWNSTAIRS WC:

Low flush WC; vanity unit with wash hand basin; tiled flooring and tiled walls.

KITCHEN:

11'4 x 12'3

Range of high and low level units; laminate work surfaces; stainless steel sink unit; space for fridge freezer; plumbed for washing machine and dishwasher; electric oven and hob with extractor unit over; part tiled walls; tiled flooring; glass panelled doors to the lounge.

(028) 7083 5444

WWW.PHILIPTWEEDIE.COM

LOUNGE:

11'4 x 16'0

Cast iron fireplace with wood surround and tiled hearth; laminate wood flooring; sliding patio doors to the rear.

BEDROOM (5):

8'5 x 12'4

Double bedroom to the rear; laminate wood flooring.

**FIRST FLOOR****LANDING:**

Shelved hot press; laminate wood flooring; access to roof space.

BEDROOM (1):

9'5 x 10'6

Double bedroom to the front; laminate wood flooring.

**ENSUITE:**

8'5 x 2'10

Shower cubicle; low flush WC; pedestal wash hand basin; chrome towel radiator; extractor fan and laminate wood flooring.

BEDROOM (2):

11'10 x 9'1

Double bedroom to the rear; laminate wood flooring.

**BEDROOM (3):**

7'10 x 12'4

Double bedroom to the rear; laminate wood flooring.

BEDROOM (4):

10'4 x 7'7

Double bedroom to the front; laminate wood flooring.

**BATHROOM:**

8'5 x 5'8

Panel bath; shower cubicle; low flush WC; pedestal wash hand basin; chrome towel radiator; laminate wood floor and extractor fan.



Regulated by RICS



EXTERNAL FEATURES

- Paved car parking area to the front.
- Fully enclosed patio garden to the rear with built in BBQ area.
- Outside light.

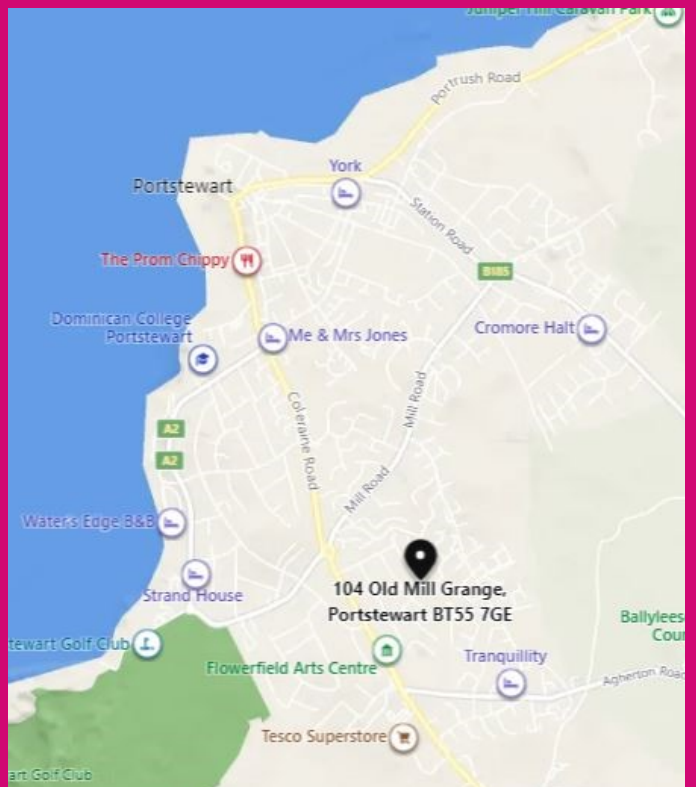
DIRECTIONS

From the Mill Road turn into Lissadell Avenue then take the 4th right into Old Mill Grange.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1156.00



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

Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.