



## 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 under stair 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**

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**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.

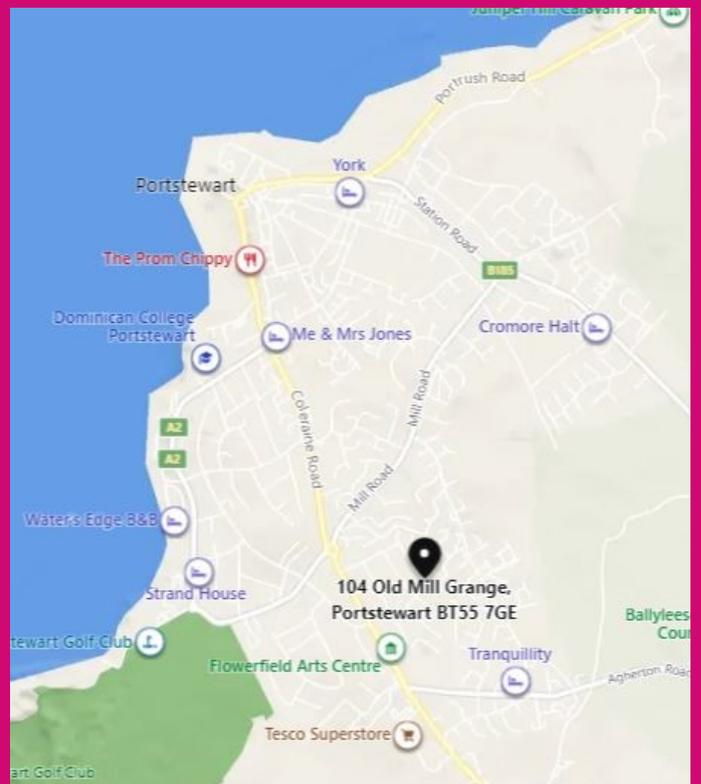
### DIRECTIONS

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

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