



92 MILL ROAD, PORTSTEWART



X 4



X 2



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £395,000

# 92 MILL ROAD, PORTSTEWART

This spacious split level bungalow is situated on a large site in a sought-after residential area of the town and is conveniently positioned close to the centre, beach and golf course. Its strategic location also allows easy access to the main roads leading to the local towns of Portrush and Coleraine. Boasting 4 spacious bedrooms and generously appointed living spaces, the property provides excellent accommodation, ideal as a family home or holiday home. Externally the property benefits from a large rear garden and garage, while the front garden offers distant sea views, adding to the overall appeal.

## FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Large rear garden with patio area and greenhouse.
- Tarmac driveway leading to a detached garage.
- Popular residential area.
- Distant sea views.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £2,605.40

SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)  
81 The Promenade  
Portstewart  
BT55 7AF

T: 02870835444  
E: portstewart@philiptweedie.com  
W: www.philiptweedie.com

## ACCOMMODATION

### ENTRANCE PORCH

Tiled floor.

### HALLWAY

Steps to upper level; shelved hot press; access to roof space.

### KITCHEN

4.36 m x 3.89 m (14'4" x 12'9")

Range of high & Low level fitted units; laminate work surfaces; stainless steel sink unit; fitted oven and grill; semi integrated dishwasher; integrated under counter fridge; tiled floor.

### UTILITY ROOM

1.98 m x 3.89 m (6'6" x 12'9")

Range of fitted units; laminate work surfaces; stainless steel sink unit; oil boiler; plumbed for washing machine; space for dryer; door to the rear patio.

### LOUNGE

4.48 m x 5.58 m (14'8" x 18'4")

Spacious lounge to the front with partial sea views; open fire with marble hearth and surround.

### DINING ROOM

3.89 m x 3.87 m (12'9" x 12'8")

Herringbone wood flooring; sliding patio door to the rear.

### CLOAKROOM

1.58 m x 2.71 m (5'2" x 8'11")

Toilet; wash hand basin.

### BEDROOM 1

3.69 m x 4.28 m (12'1" x 14'1")

Double bedroom to the front; full wall, fitted wardrobes; partial sea views.

### ENSUITE

2.15 m x 2.17 m (7'1" x 7'1")

Shower cubicle; toilet; wash hand basin; part tiled walls.

### BEDROOM 2

3.27 m x 4.27 m (10'9" x 14'0")

Double bedroom to the front; partial sea views.

### BEDROOM 3

3.28 m x 4.37 m (10'9" x 14'4")

Double bedroom to the rear; full wall, fitted wardrobes.

### BEDROOM 4

2.69 m x 3.26 m (8'10" x 10'8")

Double bedroom to the rear.

### BATHROOM

2.86 m x 3.25 m (9'5" x 10'8")

Tiled bath; shower cubicle; toilet; vanity unit with wash hand basin; tiled walls.

## EXTERIOR

### DETACHED GARAGE

4.22 m x 5.70 m (13'10" x 18'8")

Electric roller door; concrete floor; power & light.

## OUTSIDE FEATURES

- Tarmac driveway and parking area to the front and side.
- Garden in lawn to the front with privacy hedging.
- Large garden in lawn to the rear with patio and greenhouse.
- Outside light and tap.



Regulated  
by RICS



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.