



12 SUNSET RIDGE, PORTSTEWART



- SEMI DETACHED
- 0.4 ACRES
- REDEVELOPMENT OPPORTUNITY
- 3 BEDROOMS
- 1 RECEPTION ROOMS
- 1 BATHROOMS

OFFERS AROUND £225,000

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	42	65



This 3 bedroom semi detached house is situated in an excellent location, close to the town and with partial sea views from the upper floor. The property is situated on a site extending to approximately 0.4 acres and as such offers potential for redevelopment (subject to planning and statutory approvals).

FEATURES

- 3 bedrooms, kitchen, lounge, dining room and bathroom.
- Oil fire central heating system.
- Double glazing in UPVC frames.
- Total site extends to approximately 0.4 acres.
- Potential redevelopment opportunity (subject to planning and statutory approvals)

ACCOMMODATION

ENTRANCE HALL

LOUNGE:

15'1 x 12'5

Tiled fireplace; laminate wood floor; door to dining room

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KITCHEN:

11'8 x 10'11

Range of high and low level units; laminate work surfaces; stainless steel sink unit; laminate wood floor; door to dining room.

**DINING ROOM:**

9'7 x 10'11

Laminate wood floor.

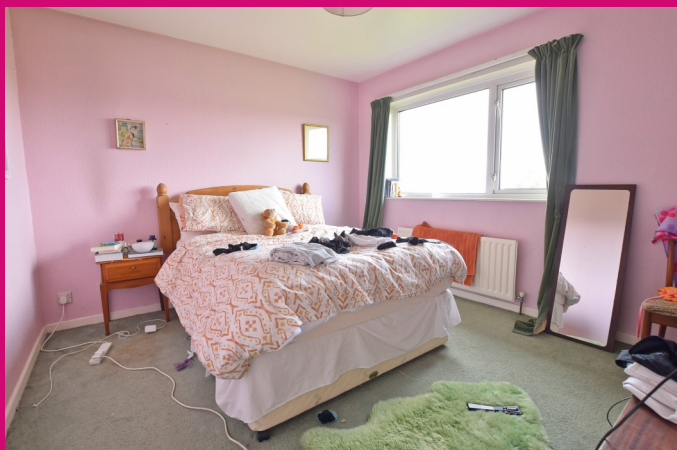
FIRST FLOOR:**LANDING:**

Shelved hot press; access to roof space.

**BEDROOM 1:**

11'4 x 10'2

Double bedroom to the rear; built in cupboard.

**BEDROOM 2:**

10'11 x 13'3

Double bedroom to the front laminate wood floor; built in cupboard.

**BEDROOM 3:**

7'3 x 10'2

Single bedroom to the front; built in cupboard.

BATHROOM:

8'0 x 7'0

Panel bath with shower over; low flush WC; pedestal wash hand basin; vinyl flooring.



Regulated by RICS



EXTERNAL FEATURES

GARAGE:

9'10 X 25'1

Roller door; concrete floor; power and light.

- Large site extending to approximately 0.4 acres
- Outside light and tap.

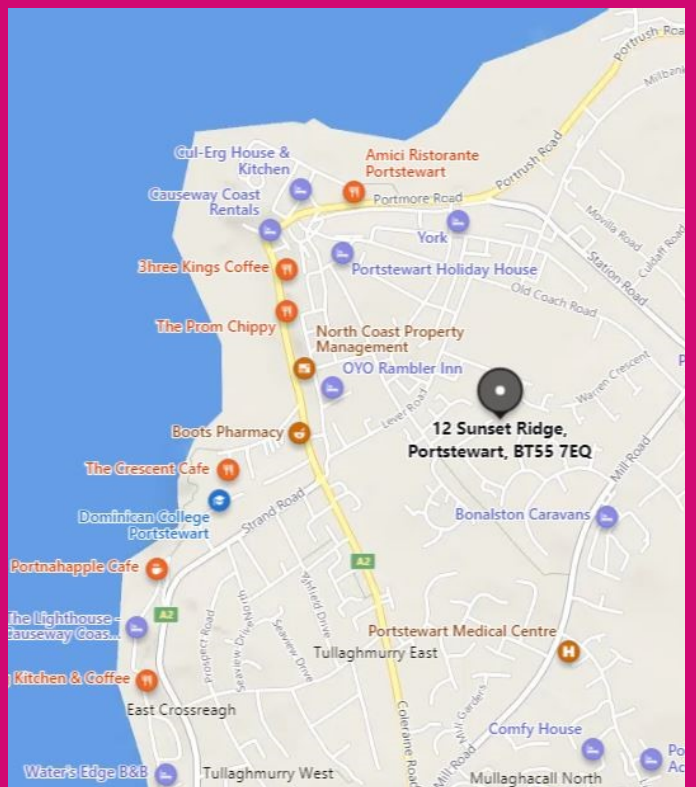
DIRECTIONS

From the Diamond roundabout turn onto Church Street then take the first right onto Lever Road. Take the next right onto Mullaghacall Road, then third left onto Sunset Ridge.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

ANNUAL RATES: £1,131.26



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

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