



42 MILLBANK AVENUE, PORTSTEWART



X 4



X 2



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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	47	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS AROUND £545,000

# 42 MILLBANK AVENUE, PORTSTEWART

This traditional detached home is situated in a stunning location within the town, offering spacious family accommodation with 3/4 bedrooms & excellent living areas. The property enjoys stunning sea views to the front, a large landscaped garden overlooking the golf course to the rear and is situated on an elevated site just above the main Coast Road between Portstewart & Portrush.

## FEATURES

- Stunning sea views to the front and golf course views to the rear.
- Large South facing garden and patio area to the rear with direct access onto the golf course.
- Oil fired central heating.
- Double glazing in uPVC frames.
- Tarmac driveway leading to a detached garage.
- Short distance to seafront/Promenade area of the town.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £2,233.20

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ACCOMMODATION

### ENTRANCE HALL

Amtico flooring; under stair storage.

### DINING KITCHEN

6.16 m x 3.15 m (20'3" x 10'4")

Range of high & low level fitted units; quartz work surfaces; recessed sink unit; fitted electric oven; induction hob with extractor unit over; integrated dishwasher; American style fridge/freezer; Island breakfast bar with pop up power bank; tiled floor.

### UTILITY ROOM

2.11 m x 3.14 m (6'11" x 10'4")

Range of fitted units; laminate work surfaces; stainless steel sink unit; plumbed for washing machine; tiled floor; door to the rear patio.

### CONSERVATORY

3.36 m x 3.59 m (11'0" x 11'9")

Amtico flooring; patio doors to the rear.

### DINING ROOM

3.39 m x 3.06 m (11'1" x 10'0")

Amtico flooring; bay window to the front; gas fire set in a wood surround with tiled hearth.

### BEDROOM 2

3.39 m x 2.81 m (11'1" x 9'3")

Double bedroom with bay window to the front; amtico flooring; range of fitted furniture.

### BEDROOM 3

2.59 m x 3.03 m (8'6" x 9'11")

Double bedroom to the side; amtico flooring; range of fitted furniture.

### BATHROOM

2.54 m x 3.33 m (8'4" x 10'11")

Roll top bath; large shower cubicle; toilet; wash hand basin; amtico flooring; part tiled walls

### FIRST FLOOR

#### LANDING

Amtico flooring; access to roof space; large walk in linen cupboard.

#### LOUNGE

3.37 m x 7.46 m (11'1" x 24'6")

Amtico flooring; cast iron fireplace with wood surround (disconnected); coastal views to the front and gold course views to the rear.

#### BEDROOM 1

3.40 m x 7.46 m (11'2" x 24'6")

Amtico flooring; range of fitted furniture; coastal views to the front and gold course views to the rear.

#### ENSUITE WC

1.89 m x 1.39 m (6'2" x 4'7")

Vanity unit with wash hand basin; toilet; amtico flooring.

#### EXTERIOR

##### DETACHED GARAGE

3.81 m x 4.66 m (12'6" x 15'3")

Roller door; rubber tiled floor; power & light; separate work shop area; side door; oil boiler.

#### OUTSIDE FEATURES

- Tarmac driveway and car parking to the front and side.
- Paved patio area to the rear.
- Ramped access to upper rear garden.
- Landscaped garden with mature planting and bedding.
- Gate to rear with right of way onto golf course.
- Outside lights and tap.



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