



11 BALLYLEESE PARK, PORTSTEWART



- DETACHED BUNGALOW
- OIL CENTRAL HEATING
- LARGE ENCLOSED GARDEN
- 3 BEDROOMS
- 1 RECEPTION ROOM
- 1 BATHROOM

OFFERS OVER £249,950

	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		
	49	65



This attractive detached bungalow is situated in a quiet culdesac off the Agherton Road. The property is well presented throughout and benefits from a detached garage plus a large, enclosed garden.

FEATURES

- 3 bedrooms, dining kitchen, lounge, bathroom and utility room
- Oil central heating
- Double glazing in UPC frames
- Detached garage
- Large, enclosed garden to side and rear

ENTRANCE HALL

Wood strip flooring; cloak cupboard; shelved hot press; access to roof space.

(028) 7083 5444

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KITCHEN

12'0 x 14'7

Range of high and low level units; laminate work surfaces; stainless steel sink unit; space for cooker with extractor unit over; tiled floor; spot lighting.

UTILITY ROOM

5'2 x 8'2

Range of high and low level units; laminate work surfaces; stainless steel sink unit; space for washing machine; space for dryer; oil boiler; tiled floor; door to rear.

LOUNGE

13'1 x 15'0

Cast iron fireplace with wood surround; wood strip flooring.

BED 1

11'10 x 11'5

Double bedroom to the front; full wall fitted wardrobes.

BED 2

9'6 x 8'6

Double bedroom to the side.

BED 3

7'10 x 11'5

Double bedroom to the rear.

BATHROOM

6'6 x 8'2

Panel bath; low flush WC; wash hand basin; shower cubicle, tiled floor.





Regulated by RICS



EXTERIOR FEATURES

GARGE

9'10x18'6

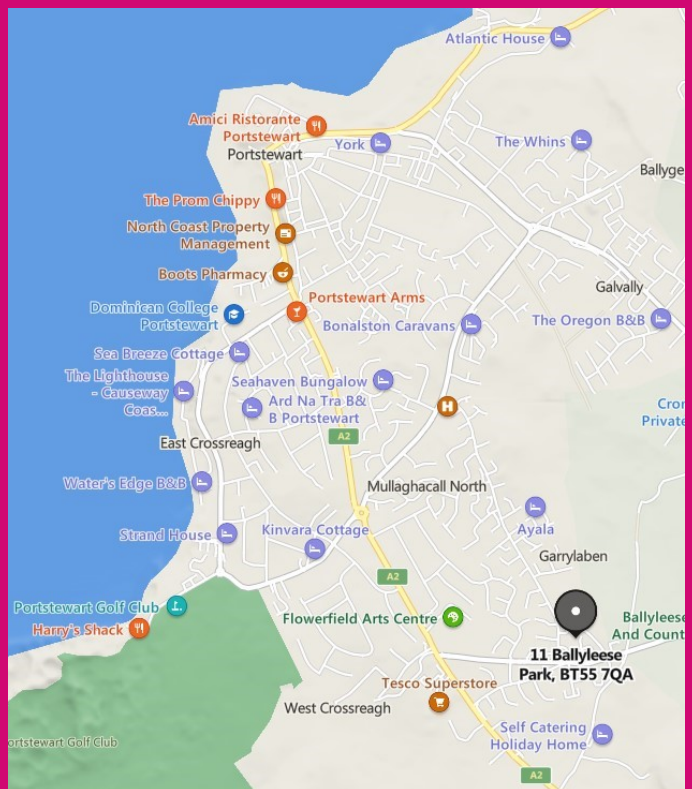
- Roller door; power and light
- Tarmac driveway to the side
- Fully enclosed garden in lawn to rear front and side
- Outside light and tap

DIRECTIONS

Approaching Portstewart on the Coleraine Road, turn right in to Agherton Road after passing Tesco, then take the 4th left into Ballyleese Park where the property will be situated on the left hand side.

ADDITIONAL INFORMATION

TENURE: FREEHOLD



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

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