



5 KNOCKANCOR DRIVE, PORTSTEWART



X 4



X 1



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	72

OFFERS OVER £335,000

5 KNOCKANCOR DRIVE, PORTSTEWART

This immaculate detached bungalow has been refurbished in recent years and offers excellent family accommodation with 4 bedrooms (1 x ensuite) and a newly fitted luxurious kitchen. Externally the property benefits from a fully enclosed rear garden plus plenty of parking leading to the integral garage. Knockancor Drive is a quiet residential area located close to the town, shops and Portstewart's many attractions.

FEATURES

- Mains gas central heating system (installed 2021).
- Triple glazed windows throughout (installed in 2021).
- Newly fitted kitchen and bathrooms.
- Fully enclosed garden and patio area to the rear.
- Excellent car parking plus an integral garage.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,628.38

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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

T: 028 7083 5444
E: portstewart@philiptweedie.com
W: www.philiptweedie.com

ACCOMMODATION

ENTRANCE PORCH

1.59 m x 1.52 m (5'3" x 5'0")

Tiled floor.

HALLWAY

Laminate wood flooring; cloak cupboard; linen cupboard; access to roof space.

DINING KITCHEN

4.38 m x 3.59 m (14'4" x 11'9")

Range of modern high & low level fitted units; sinquastone work surfaces; recessed sink and drainer; 'Neff' double oven & grill, 'Neff' microwave; 'Bosch' induction hob with extractor unit over; integrated 'Bosch' fridge freezer; integrated bin/recycling drawer; massimo stone luxury vinyl floor tiles; spot lighting.

UTILITY ROOM

3.29 m x 2.99 m (10'10" x 9'10")

Range of modern fitted units; sinquastone work surfaces; recessed sink; 'Bosch' dishwasher; plumbed for washing machine; massimo stone luxury vinyl floor tiles; spot lighting; door to garage and to the rear patio.

LOUNGE

3.57 m x 5.37 m (11'9" x 17'7")

Bow bay window to the front; laminate wood flooring; modern marble fireplace and hearth with gas fire.

BEDROOM 1

3.58 m x 3.59 m (11'9" x 11'9")

Double bedroom to the rear.

ENSUITE

0.84 m x 2.55 m (2'9" x 8'4")

Shower cubicle; toilet; vanity unit with wash hand basin; massimo stone luxury vinyl floor tiles; spot lighting.

BEDROOM 2

3.89 m x 2.98 m (12'9" x 9'9")

Double bedroom to the front.

BEDROOM 3

3.01 m x 3.60 m (9'11" x 11'10")

Double bedroom to the rear; laminate wood flooring; currently used as a sitting room.

BEDROOM 4

2.81 m x 2.99 m (9'3" x 9'10")

Double bedroom to the front; currently used as a study.

BATHROOM

2.53 m x 1.94 m (8'4" x 6'4")

Panel bath; shower cubicle; toilet; vanity unit with wash hand basin; massimo stone luxury vinyl floor tiles; chrome towel radiator; spot lighting.

EXTERIOR

INTEGRAL GARAGE

3.30 m x 5.66 m (10'10" x 18'7")

Electric roller door; wall mounted 'Ohme' 7.4KW car charger; power & light; gas central heating boiler.

OUTSIDE FEATURES

- Pavior brick driveway and parking area to the front.
- Garden in lawn to the front.
- Fully enclosed garden and patio are to the rear.
- Outside light & tap.



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