



2 HEATHERLEA AVENUE, PORTSTEWART



X 3



X 1



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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		44	63

OFFERS OVER £285,000

2 HEATHERLEA AVENUE, PORTSTEWART

We are delighted to offer this charming traditional bungalow situated within a quiet residential area just off Station Road. The property is located close to the town with its many restaurants & coffee shops and all the attractions that Portstewart has to offer. The property comprises of 3 bedrooms, a spacious lounge with dining area and a fully enclosed garden with patio area and detached garage to the rear.

FEATURES

- Oil fired heating system.
- Double glazing in uPVC frames.
- PVC facias, soffits and guttering.
- Enclosed garden to the front & rear.
- Detached garage.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,568.64

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE PORCH

Tiled flooring.

HALLWAY

Engineered wood flooring.

LIVING AREA WITH DINING

6.69 m x 3.74 m (21'11" x 12'3")

Bay window to the front; engineered wood flooring; cast iron fireplace with wood surround & tiled hearth.

KITCHEN

2.73 m x 4.59 m (8'11" x 15'1")

Range of fitted units; laminate work surfaces; stainless steel sink unit; space for cooker with extractor unit over; tiled floor; shelved hot press; broom cupboard; access to roof space.

UTILITY ROOM

2.69 m x 2.12 m (8'10" x 6'11")

Range of fitted units; plumbed for washing machine & dishwasher; laminate work surfaces; laminate flooring.

BEDROOM 1

3.48 m x 3.76 m (11'5" x 12'4")

Bay window to the front; laminate flooring; fitted wardrobe.

BEDROOM 2

3.19 m x 3.39 m (10'6" x 11'1")

Double bed to the side; laminate flooring.

BEDROOM 3

3.77 m x 3.37 m (12'4" x 11'1")

Double bed to the side; laminate flooring; fitted wardrobe.

BATHROOM

2.63 m x 2.16 m (8'8" x 7'1")

Panel bath; tiled shower cubicle with electric shower; toilet; wash hand basin; towel radiator; partly tiled walls; tiled flooring; extractor fan.

SIDE HALL

Laminate wood flooring; door to rear patio area & garden.

ATTIC ROOM 1

3.59 m x 1.82 m (11'9" x 6'0")

Laminate wood flooring; access to eaves storage.

ATTIC ROOM 2

1.98 m x 3.03 m (6'6" x 9'11")

EXTERIOR

GARAGE

4.95 m x 6.41 m (16'3" x 21'0")

Large detached garage; PVC frames with double glazed windows; roller door; light; power.

STORAGE SHED

6.65 m x 2.56 m (21'10" x 8'5")

OUTSIDE FEATURES

- PVC facias and soffits.
- Enclosed garden in lawn to the front.
- Enclosed garden in lawn & patio area to the rear.
- Boiler house.
- Outside light & tap.
- Side gate.



Regulated
by RICS



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