



---

12 Swilly Court

Portstewart

BT55 7TN

Offers Over £350,000

---

- SUPERB SEMI DETACHED PROPERTY IN A CONVENIENT LOCATION
  - THREE WELL PROPORTIONED BEDROOMS (MASTER ENSUITE)
  - LOUNGE WITH FEATURE FIREPLACE
  - GENEROUS SUN ROOM OVERLOOKING THE REAR GARDEN
  - KITCHEN WITH RANGE OF FITTED UNITS AND DINING AREA
  - FAMILY BATHROOM / GROUND FLOOR WC
  - UTILITY ROOM / GAS FIRED CENTRAL HEATING / DOUBLE GLAZED WINDOWS
  - HIGH STANDARD OF DÉCOR THROUGHOUT
  - GARDEN TO REAR AND ALLOCATED PARKING TO FRONT
  - CONVENIENT TO LOCAL AMENITIES IN PORTSTEWART AND MANY ATTRACTIONS ON THE NORTH ANTRIM COAST
- 

#### PROPERTY COMPRISES

This highly desirable, semi detached property is situated in a delightful private cul de sac setting in an extremely popular location in Portstewart.

The property is extremely well presented and tastefully decorated by the current owners and offers generously proportioned accommodation which briefly comprises a lounge with glazed double doors leading to a recently added sun room, kitchen with range of fitted units and dining area, utility room, wc, three bedrooms (master ensuite) and a family bathroom.

The internal accommodation is perfectly complimented by the ample rear garden with paved patio area, lawn and specimen fruit trees. There is also allocated car parking to the front.

This property is conveniently located close to an array of amenities in Portstewart including shops and public transport whilst also offering comfortable access to the many attractions on the wonderful, picturesque North Antrim Coast and will appeal to a range of potential purchasers, ideally suited as a family home, or a holiday home.

Early viewing of this excellent property is highly recommended.

---

**East Belfast Office**  
223a Upper Newtownards Road,  
Belfast, BT4 3JD  
028 9065 5060

**South Belfast Office**  
485 Lisburn Road,  
Belfast, BT9 7EZ  
028 9066 1111

**Bangor Office**  
69 High Street,  
Bangor, BT20 5BD  
028 9147 9797

**fetherstons.com**

---

#### PROPERTY DETAILS AND DIMENSIONS

uPVC oak effect entrance door with glazed panel, leading to entrance hall.

ENTRANCE HALL Laminate wood strip flooring, stairs to first floor.

LOUNGE 19' 6" x 11' 8" (5.96m x 3.56m) Laminate wood strip flooring, fireplace with wooden surround, cast iron inset and slate hearth, double doors leading to sun room.

SUN ROOM 16' 5" x 11' 6" (5.01m x 3.52m) Laminate wood strip flooring, patio doors to rear garden, contemporary upright radiator.

KITCHEN 13' 11" x 13' 2" (4.26m x 4.03m) Range of fitted high and low level units with granite effect work surfaces, integrated dishwasher, 1.5 bowl stainless steel single drainer sink unit with mixer taps, integrated 4 ring electric hob, integrated stainless steel under oven, integrated fridge and freezer, stainless steel and glass extractor canopy, laminate wood strip flooring.

UTILITY ROOM 11' 2" x 5' 1" (3.41m x 1.57m) Range of fitted high and low level units, granite effect work surfaces, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, gas fired boiler, extractor fan, laminate wood strip flooring, access to rear garden.

WC Low flush WC, vanity wash hand basin, tiled floor, extractor fan.

FIRST FLOOR LANDING Airing cupboard with shelving, access to roof space.

BEDROOM 12' 0" x 11' 8" (3.68m x 3.57m)

ENSUITE Enclosed shower cubicle, vanity wash hand basin, low flush WC, tiled floor, stainless steel towel radiator, extractor fan.

BEDROOM 11' 6" x 9' 6" (3.52m x 2.92m) Built in wardrobe.

BEDROOM 9' 6" x 7' 7" (2.92m x 2.32m)

BATHROOM Suite comprising of a panelled bath, enclosed shower cubicle, low flush WC, vanity wash hand basin, tiled floor, extractor fan, stainless steel towel radiator, tiled splashback.

OUTSIDE Two allocated car parking spaces to front, large garden to rear in lawn with specimen fruit trees and paved patio area, views to the Atlantic Ocean, Donegal and the golf course.