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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

7 Nursery Avenue
Nursery Mews
BT55 7NT

Offers Over £499,500

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028 7083 2000
www.armstronggordon.com

A superb opportunity to acquire a brand new four bedroom detached house constructed by the O’Kane Group and located on undoubtedly one of the North Coast’s most desirable and most enviable residential living environments. Extending to approximately 1496 Sq. ft of space, internally the property is both bright and spacious and offers very well proportioned family accommodation right through. Throughout the house there is a feel of a very contemporary atmosphere and modern living feeling with maximum emphasis on high quality finishes. This fine home is within proximity to Portstewart Golf Club and Strand Beach and an array of local amenities. Quite simply a magnificent home on a wonderful site with a stunning outlook.

Approaching Portstewart on the Coleraine Road, take your first left onto Burnside Road at the Burnside roundabout. Take your first right onto Prospect Road and first right again onto Nursery Avenue. Proceed to the top past the Nursing Home and Nursery Mews will be located straight ahead.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

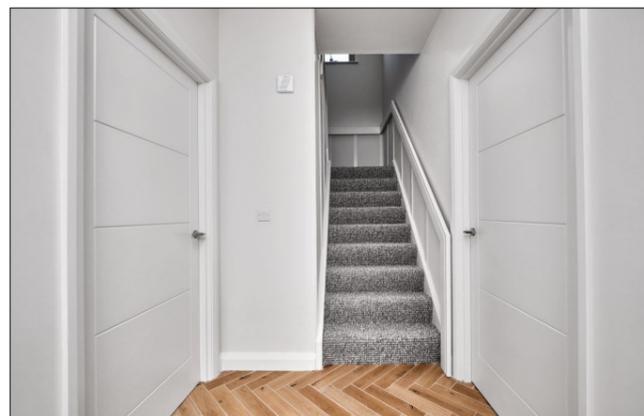
6’9 wide with half panelled walls up stairs and tiled floor.

Separate W.C.:

With wash hand basin with tiled splash back, storage below, extractor fan and tiled floor.

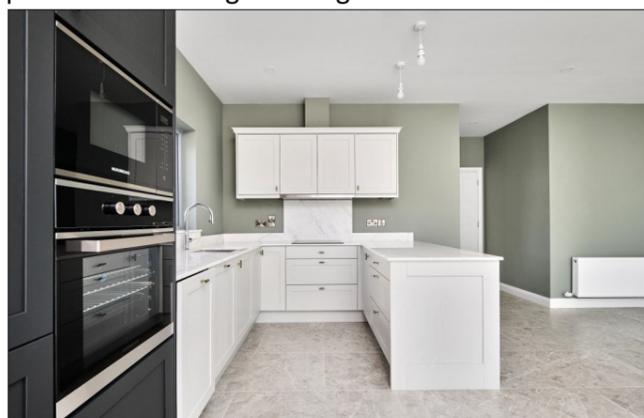
Lounge: 20’1 x 10’8

With recessed electric fire, recessed lighting, vertical radiator and sliding patio doors leading to rear garden.



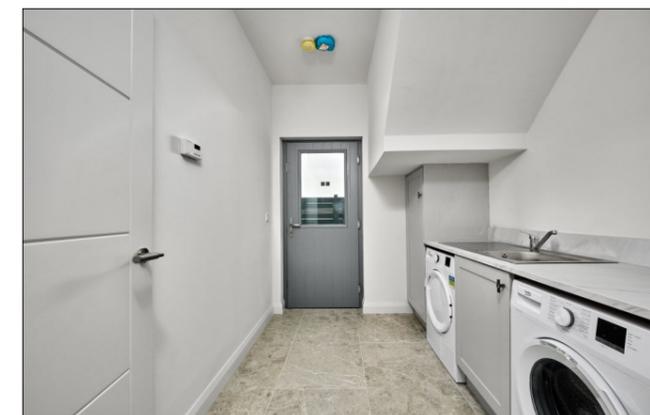
Kitchen/Dining Area:

With single ‘Franke’ sink unit with ‘Quooker’ tap, high and low level built in units with tiling between set in granite worktop, upstands and sills, integrated ceramic hob, concealed ‘NEFF’ extractor fan above and granite splashback, integrated fridge freezer and dishwasher, integrated ‘Normende’ eye level oven and microwave, concealed bins, saucepan drawers, breakfast bar with seating below, recessed lighting in kitchen, vertical radiator, recessed lighting, tiled floor and sliding patio doors leading to rear garden. 31’8 x 12’4



Utility Room:

With single drainer stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, broom cupboard, cupboard housing gas boiler, extractor fan, tiled floor and pedestrian door leading to side of property. 9’7 x 7’0



FIRST FLOOR:

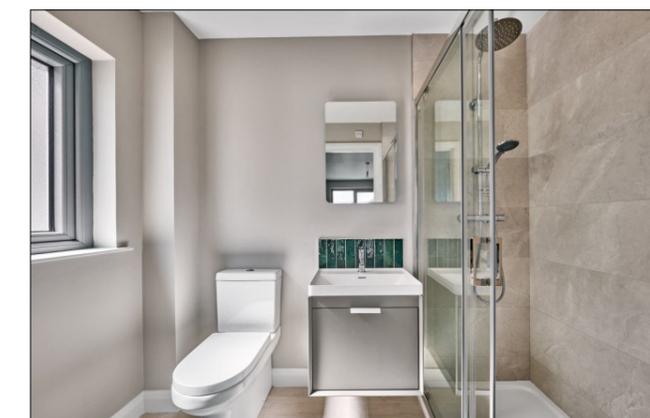
Landing:

With access to roof space and storage cupboard with shelving.

Bedroom 1:

With mirrored slide robes. 13’4 x 8’9

Ensuite off with W.C., wash hand basin with tiled splashback, storage below, illuminated mirror above, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, heated towel rail, recessed lighting, extractor fan and tiled floor.



Bedroom 2:

8'5 x 12'8

Ensuite off with W.C., fully tiled walk in shower cubicle with electric shower, wash hand basin with storage below, tiled splashback, illuminated mirror above, heated towel rail, recess lighting, extractor fan and tiled floor.



Bedroom 3:

12'1 x 9'1



Bedroom 4:

With mirrored slide robes. 10'9 x 8'3

Bathroom:

With white suite comprising W.C., wash hand basin with storage below, illuminated mirror above, freestanding bath, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, half tiled walls, recessed lighting, heated towel rail and extractor fan.



EXTERIOR FEATURES:

Tarmac driveway to the side of the property leading to rear garden, laid in lawn with paved patio area, raised slate flower beds, shed and electrical power points to rear, wall lights to front rear and sides surrounding property. Tap to side. Tarmac path leading to the front of the property with pebbled hedging.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Security Alarm
- ** Landscaped Rear Garden & Patio Areas

TENURE:

Leasehold

CAPITAL VALUE:

£210,000 (Rates: £2058.84 p/a.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £600.00 p/a approx. (Assessed Annually).**

We advise all purchasers to make themselves aware of any rental and domestic pet restrictions within communal lease before proceeding.



