



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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ARMSTRONG GORDON



ARMSTRONG GORDON
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

4 Hatheran Square

BT55 7UL

Offers Over £359,500

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A breath-taking and truly magnificent 4 bedroom semi-detached house extending to approximately 1680 square feet of extremely comfortable living space and situated within a development which has a reputation synonymous with style and impeccable workmanship. Constructed circa 2019 by the well renowned contractors O'Kane Homes, internally the bright and spacious accommodation provides a fantastic contemporary feel with no detail overlooked to ensure maximum comfort and a serene sanctuary to relax and unwind. Externally the property is approached through it's own gates providing excellent security and peace of mind. Practically on the doorstep of the North Coast, this elegant home lends itself to the gateway of many of the North Coast's finest attractions including the Giant's causeway, championship golf courses, beaches and an excellent choice of first class eating establishments.

Approaching Portstewart on the Coleraine Road, take your first right after Tesco onto the Agherton Road. Take your third left onto Lissadell Avenue and the

ACCOMMODATION COMPRISES:

Entrance Hall:

3'11 wide

Kitchen/Dining/Living Area:

23'2 x 17'10

Kitchen/Dining Area:

With undermount stainless steel sink unit, high and low level units with marble worktops and upstands, integrated eye level oven and microwave, integrated ceramic hob with marble splashback, concealed extractor fan above, integrated fridge freezer, integrated dishwasher, drawer bank, saucepan drawers, larder cupboard, central island with breakfast bar, saucepan drawers, storage and seating for multiple people, recessed lighting and tiled floor.



Lounge:

With recessed lighting and open plan to kitchen. 14'6 x 14'0



Utility Room:

With stainless steel sink unit, low level units, plumbed for automatic washing machine and tiled floor.

Living Area:

With integrated stove set in tiled wall and marble hearth, under stairs storage cupboard, full wall glass doors leading to rear garden, recessed lighting tiled floor.



Separate W.C:

With tiled floor.

FIRST FLOOR:

Landing:

Bedroom 1:

10'11 x 10'0



Dressing Room:

With integrated shelving.

Ensuite off comprising w.c, wash hand basin, fully tiled walk in shower cubicle, bath with tiling above, extractor fan, chrome towel rail, recessed lighting and tiled floor.



Shower Room:

With w.c., wash hand basin, fully tiled walk in double shower cubicle, chrome towel rail, vanity unit, extractor fan, recessed lighting, tiled floor and doors leading to bedroom 2.

Bedroom 2:

With satellite TV point. 10'5 x 9'6



SECOND FLOOR:

Landing:

Bedroom 3:

8'10 x 8'7



Bedroom 4:

14'4 x 8'3

Shower Room:

With w.c., wash hand basin, fully tiled walk in shower cubicle, extractor fan, recessed lighting and tiled floor. 8'1 x 4'9

EXTERIOR FEATURES:

Outside to rear there is a large secure parking area with granite effect parking area and gates. Garden laid in lawn with paved patio area.

SPECIAL FEATURES:

- ** Firmus Gas Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Excellent Decorative Order
- ** 4 Bedrooms 1 Receptions
- ** Full Wall Glass Door From Living Area Leading To Rear Garden

TENURE:

Leasehold

CAPITAL VALUE:

£160,000 (Rates: £1636.80 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Current service charge is £490.16 per annum (14.08.25) Accessed annually. No restrictions on short and long term lets. No restrictions on domestic pets.

