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consultation appointment,
please contact
Armstrong Gordon on
028 7083 2000

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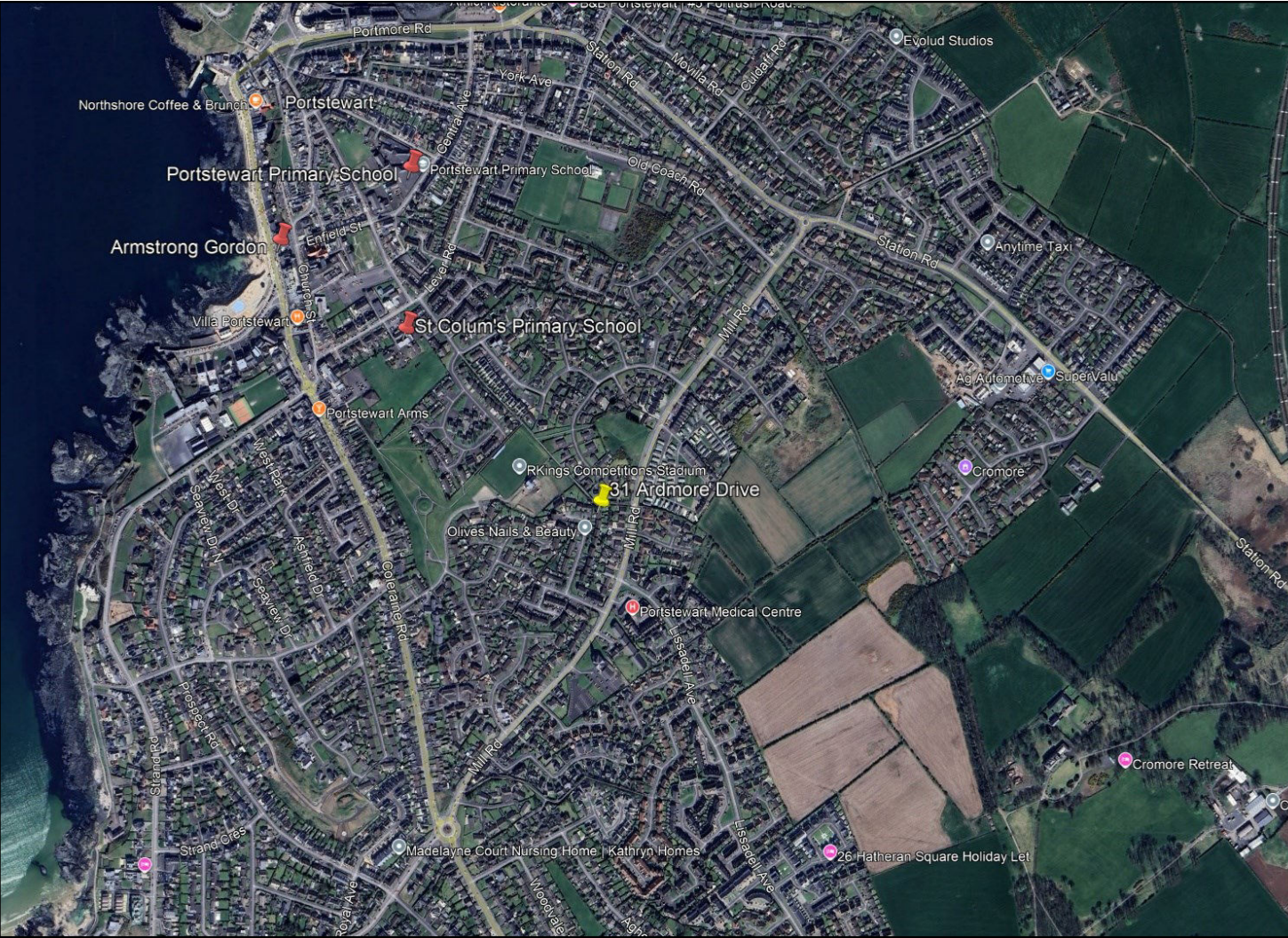
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**ARMSTRONG
GORDON**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

31 Ardmore Drive

BT55 7NY

Offers Over £184,500

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A delightful three bedroom semi-detached house ideally located off the Mill Road and within proximity to local amenities including Promenade, shops, schools, churches, doctor's surgery and a short distance away from championship golf courses and Strand beach. The property also benefits from being situated close to an access lane which offers easy convenience to Portstewart Promenade. Internally the property is in good decorative order throughout and has been well maintained over the years. Of note are the views of Donegal Headlands from the first floor and the generously proportioned garden area surrounding the property. This property would be suitable to a wide spectrum of potential purchasers, especially first time buyers seeking their first home.

Approaching Portstewart on the main Coleraine Road take your third left at the Burnside Road roundabout onto Mill Road. Take your second left into Carrickbeg Avenue, then first right onto Ardmore Drive and No. 31 will be located at the top of the road on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

3'4 wide with recessed lighting and feature brick walls. Part pane panel glass door through to:

Entrance Hall:

4'1 wide with laminate wood floor. Part pane panel door leading to:

Lounge:

With wood surround fireplace, marble inset, tiled hearth and laminate wood floor. 13'5 x 11'5



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units, integrated oven with stainless steel extractor fan above, plumbed for automatic washing machine and dishwasher, vented for tumble dryer, under stairs storage cupboard, drawer bank, dado rail and larder cupboard. 17'9 x 11'6



Rear Porch:

With tiled floor.

Separate W.C.:

With wash hand basin with tiled splashback and tiled floor.

FIRST FLOOR:

Landing:

With double hot press and storage cupboard and access to roof space.



Bedroom 2:

With built in wardrobe. 11'5 x 9'10



Bedroom 1:

With built in wardrobe. 11'6 x 10'3



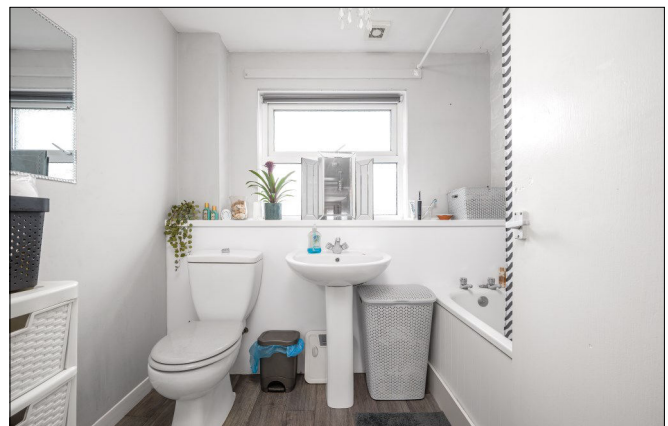
Bedroom 3:

8'8 x 7'2



Bathroom:

With white suite comprising w.c., wash hand basin, tiled surround bath with electric shower over and extractor fan.



EXTERIOR FEATURES

Garden to rear is fully enclosed and laid in lawn. Light to front and rear. Tap to rear with established hedging, trees and shrubbery.

SPECIAL FEATURES

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Walking Distance To Most Local Amenities
- ** Popular Residential Cul De Sac Location

TENURE

TBC

CAPITAL VALUE

£100,000 (Rates: £1023.00 p/a approx.)

