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ARMSTRONG GORDON



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

PORTSTEWART

16 Upper Heathmount

BT55 7AR

Offers Over £295,000

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Located in the very heart of Portstewart, this beautifully renovated three bedroom mid terrace home is set within one of the town's most sought after residential addresses. This superb property offers a perfect blend of modern comfort, tasteful design and exceptional convenience, making it an ideal permanent residence, holiday home or investment opportunity. The interior has been thoughtfully redesigned to create bright, well proportioned living spaces with a calm, contemporary aesthetic. Externally, the property enjoys the benefits of its central position, with Portstewart Promenade, the harbour, coastal walks, beaches, cafés and shops all within easy walking distance. This prime location ensures strong appeal to both owner-occupiers and the holiday rental market.

On leaving the Promenade on the Coleraine side take your first left opposite the town hall onto Church Pass and left again onto Church Street. Take your second right onto Enfield Street and then first left onto Upper Heathmount. No. 16 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

With storage cupboard below stairs.

Lounge:

With recessed storage, recessed lighting and laminate wood floor. 14'5 x 11'6



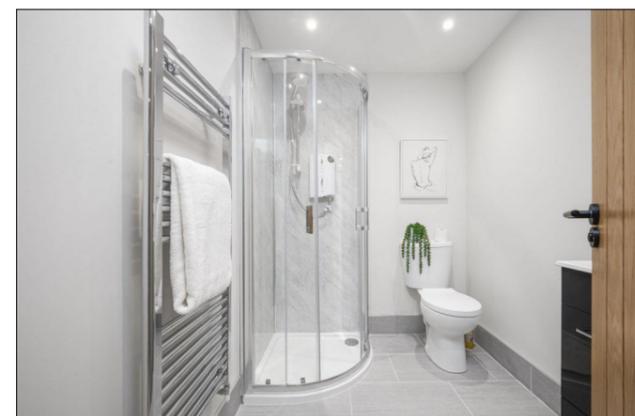
Kitchen/Dining Area:

With bowl and half composite single drainer sink unit with brass tap, worktop with upstands, high and low level built in units, integrated oven with ceramic hob, black extractor fan above, integrated fridge freezer, integrated dishwasher, saucepan drawers, gas boiler and recessed lighting. 20'5 x 11'7



Utility Room:

With single drainer sink unit with chrome tap, low level built in units and plumbed for automatic washer dryer. 9'6 x 5'7



Separate W.C.:

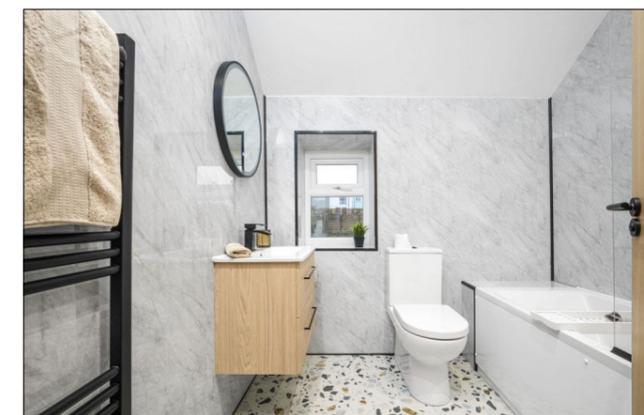
With glass black wash hand basin with storage below, fully clad walk in shower cubicle with electric shower and tiled floor.

FIRST FLOOR:

Landing:

Bathroom:

With white suite comprising w.c., wash hand basin with storage below, bath with shower above, heated towel rail, electric mirror and fully clad walls.



Bedroom 1:

With recessed storage. 12'0 x 8'6



Bedroom 2:

With recessed lighting. 13'6 x 7'7



Bedroom 3:

With recessed lighting. 9'3 x 8'0

EXTERIOR FEATURES:

Outside to rear is elevated stone/screen area with shed and steps leading to parking area.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** Double Glazed Windows Throughout
- ** Prime Location Close To Portstewart Promenade
- ** Stoned Parking To Rear
- ** Renovated To A High Standard

TENURE:

Leasehold

CAPITAL VALUE:

Not Assessed





16 UPPER HEATHMOUNT, PORTSTEWART

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- All dimensions & levels to be checked by contractor prior to commencement of any work on site.
- All dimensions of work items to be checked by the architect before work commences.
- All structural work to be in accordance to engineers details and specifications.
- Structural foundations to be in accordance to structural drawings.
- Drawings to be read in conjunction with MBF specifications.
- Drawings to be read in conjunction with relevant technical manufacturers details and drawings.

KEY:

Right of way to rear of 16 Upper Heathmount.



Rev.	Amendment	By	Chkd	Date
16 UPPER HEATHMOUNT, PORTSTEWART				
DRG TITLE				
SITE PLAN				
DRG No. SK - 01				
JOB No.	Scale	Date	Drawn	Checked
2023120	1:100 @ A1	JAN 2025	JH	DL
G/M Design Associates		G.M DESIGN ASSOCIATES LTD. 22 LODGE ROAD, COLLERANE, BT102 1NB www.g-m-design.com Tel: 028 703 56138 Email: gmdesign@m-design.co.uk		