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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

58D Lever Road

BT55 7EB

Offers Over £129,500

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Unique, stylish, desirable... these are just a few of the words one could use to describe this truly super one bedroom ground floor apartment. Having been completely refurbished by its current owners, this property offers modern living accommodation and is in excellent condition. No expense, time or effort has been spared in creating contemporary surroundings and a luxurious atmosphere throughout. Situated close to the centre of Portstewart town centre and all its many amenities including golf club, shops, churches and schools. It is only upon internal inspection that one can fully appreciate all that this delightful home has to offer.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto the Diamond. Take your first right onto Lever Road and No 58D will be located on your right hand after Mullaghacall Road and opposite the green at Lever Park.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

**Entrance Porch:**  
3'9 wide with laminate wood floor.

**Entrance Hall:**  
3'9 wide with shelved cupboard and laminate wood floor.

**Lounge:**  
With wood surround fireplace with granite inset and hearth and laminate wood floor. 12'6 x 12'6



**Kitchen/Dining Area:**

With 'Belfast' sink unit set in wood worktop, high and low level built in units with tiling between, integrated ceramic hob and oven, space for fridge freezer, plumbed for automatic washing machine, saucepan drawers, large shelved cupboard and tiled floor. 12'5 x 7'8



**Bedroom 1:**

With walk in shelved wardrobe and hot press. 15'1 average x 13'0 average



**Wet Room:**

With white suite comprising w.c., floating wash hand basin with illuminated mirror above, rainfall shower head with additional telephone electric shower area, fully PVC sheeted and sealed walls, recessed lighting in PVC sheeted ceiling and tiled floor.



**EXTERIOR FEATURES:**

Shared yard to rear. Private storage shed. Fully enclosed and paved patio area to front.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* Woodgrain PVC Double Glazed Windows
- \*\* Ideal For First Time Buyer
- \*\* Walking Distance To Portstewart Promenade

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£57,000 (Rates: £583.11 p/a approx.)

