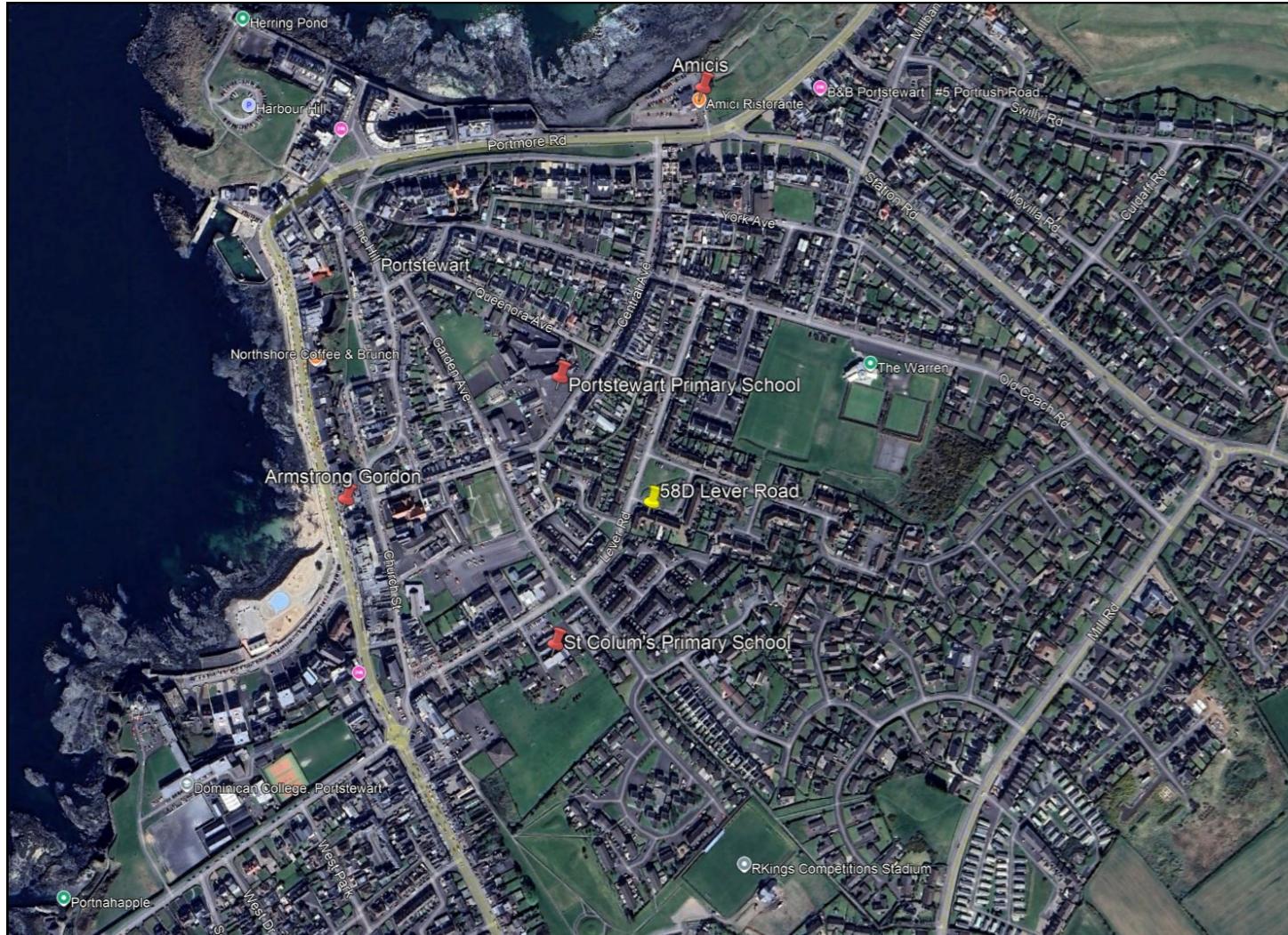




## FREE INDEPENDENT FINANCIAL ADVICE

**Mortgage Services:**  
First Time Buys  
Home Movers  
Remortgaging  
Holiday/ Second  
Homes  
Holiday Lets  
Buy To Let  
Co-Ownership

**Other Financial Services:**  
Mortgage Protection  
Life Insurance  
Critical Illness Cover  
Income Protection  
Buildings & Content  
Insurance  
Landlord Insurance



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

64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

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**

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000  
www.armstronggordon.com

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 COMPRISSES:

##### 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



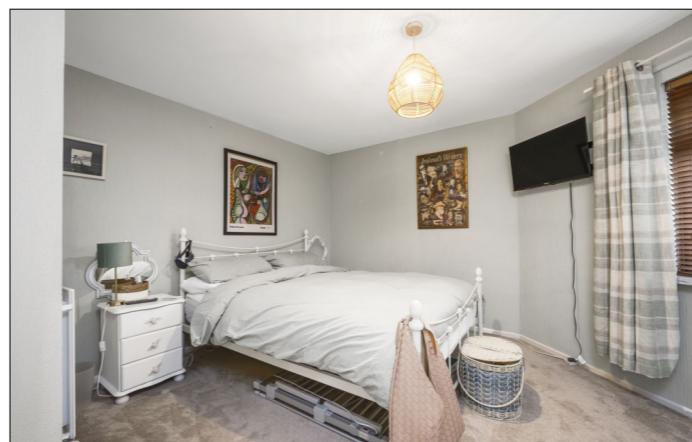
###### Kitchen/Dining Area:

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



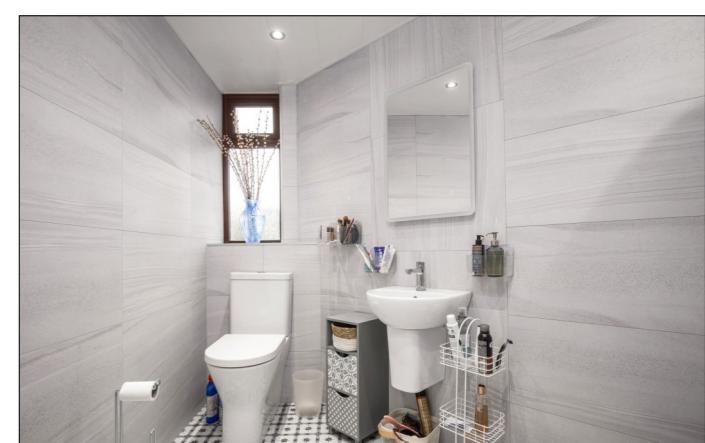
##### Bedroom 1:

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.)

