



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

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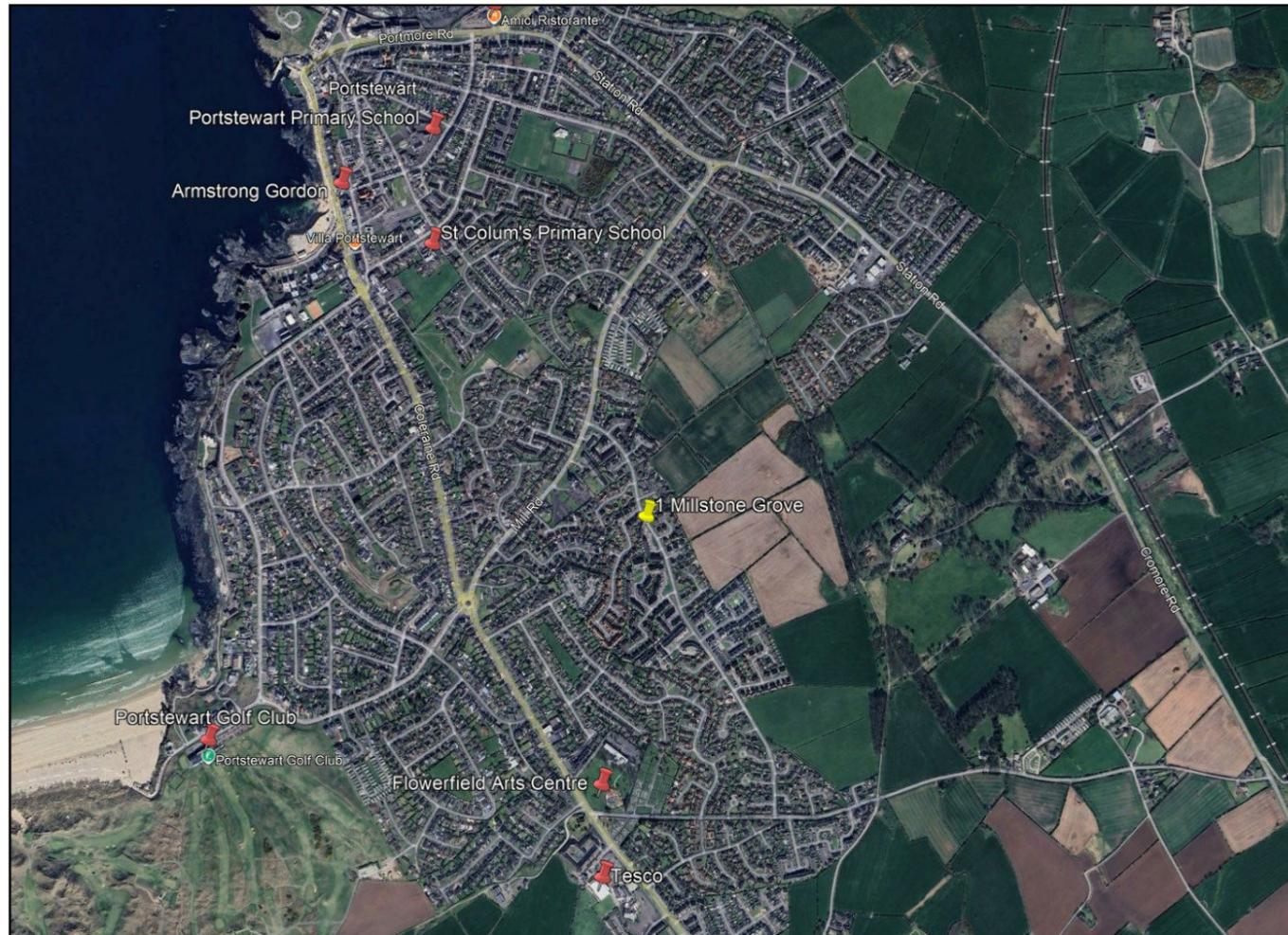
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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

1 Millstone Grove

BT55 7GS

Offers Over £284,500

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A wonderful opportunity to acquire a five bedroom end terrace town house situated off Lissadell Avenue. Constructed circa 2004 by well known and renowned builders O'Kane & Devine, the property is in excellent condition throughout and offers both bright and spacious living accommodation. The current vendor has invested approximately £60,000 on renovations including new kitchen, bathrooms and en-suites. The property was intended to be lived in as a residential home but circumstances changed due to job relocation. The property is currently rented out until end of March this year. This is undoubtedly an excellent opportunity for those wishing to purchase a contemporary ready to move into home in this beautiful part of the north coast.

Approaching Portstewart on the Coleraine Road, turn right after Tesco at Flowerfield Arts Centre onto the Agherton Road. Take your third left onto Lissadell Avenue and then eighth left onto Millstone Avenue. Turn immediately right and No 1 will be the first end house on your right hand side once you approach the houses.

#### ACCOMMODATION COMPRISES:

#### GROUND FLOOR:

##### Entrance Hall:

6'5 wide with built in fitted units, consisting of double cloaks cupboard, under unit storage, cloaks cupboard and tiled floor.



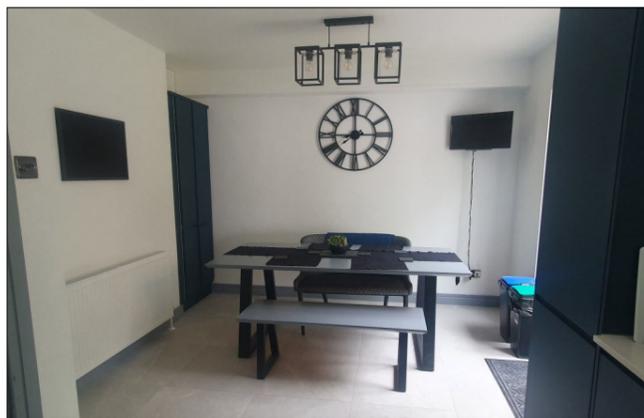
##### Kitchen/Dining Area:

With bowl and half matt black composite sink unit set in granite worktops and upstands, high and low level built in units, space for large double fridge freezer, integrated ceramic hob, integrated oven, matt black extractor fan above, matt black splashback, integrated dishwasher, two shelved double larder cupboards, saucepan drawers, tiled floor and sliding patio doors to rear. 19'3 x 10'3



##### Shower Room:

With w.c., wash hand basin with storage below, fully tiled walk in shower cubicle with electric shower, fully tiled walls, extractor fan, recessed lighting and tiled floor.



#### FIRST FLOOR:

##### Landing:

With tiled floor.

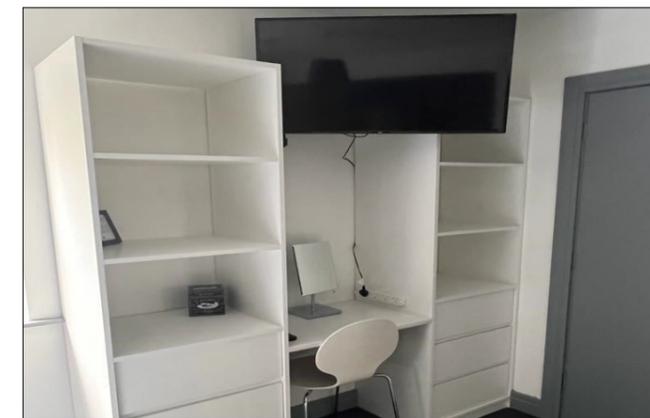
##### Lounge:

With wood surround fireplace with cast iron inset, tiled hearth, part panelled walls with feature lighting, tiled floor and French doors leading to feature balcony. 19'8 x 10'8

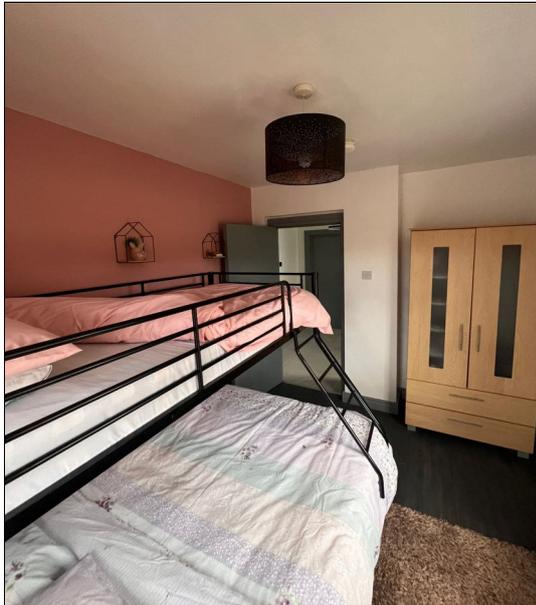


##### Bedroom 1:

With built in part mirrored slide robes, built in shelving, drawers and laminate wood floor. 14'0 x 11'5



**Ensuite** off comprising w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower with rainfall mains shower head, additional telephone hand shower, recessed tiled shelves, part tiled walls, extractor fan and tiled floor.



**Bedroom 2:**

With wood floor. 10'1 x 8'2



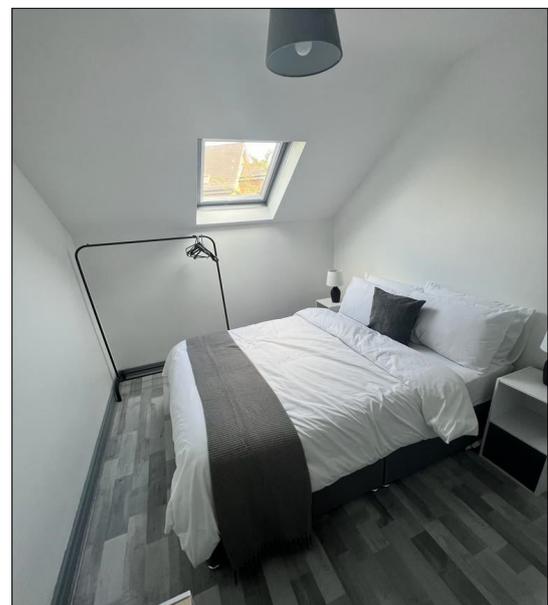
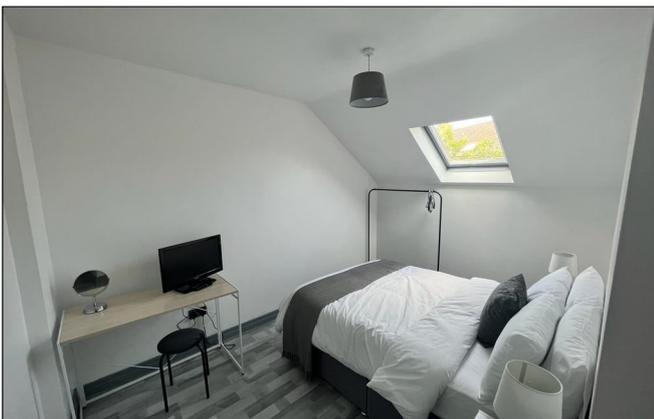
**SECOND FLOOR:**

**Landing:**

With tiled floor.

**Bedroom 3:**

With 'Velux' window. 15'2 x 10'1



#### **Bedroom 4:**

With laminate wood floor. 11'8 x 8'9

#### **Bedroom 5:**

With 'Velux' window. 10'0 x 8'6

#### **Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, part tiled walls, shower point, hot press, extractor fan and tiled floor.



#### **EXTERIOR FEATURES:**

Paviour driveway leading to integral garage 18'8 x 11'9 with up and over door with single drainer stainless steel sink unit, low level built in units, plumbed for automatic washing machine and light points. Garden to rear is laid in lawn. Light to front and rear.

#### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Integral Garage
- \*\* Property Being Sold With All Furniture Included
- \*\* Planning Permission For 1.6M High Garden Fence On Top Of Boundary Wall
- \*\* Roof Space Floored For Additional Storage
- \*\* Approx. £60,000 Invested On Refurbishment

#### **TENURE:**

TBC

#### **CAPITAL VALUE:**

£180,000 (Rates: £1,841.00 p/a approx.)

#### **MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £273.00 per annum approx. (10.02.26) Assessed annually.** No restrictions on short or long term lets. Domestic pets permitted.

