



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

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Mortgage Services:

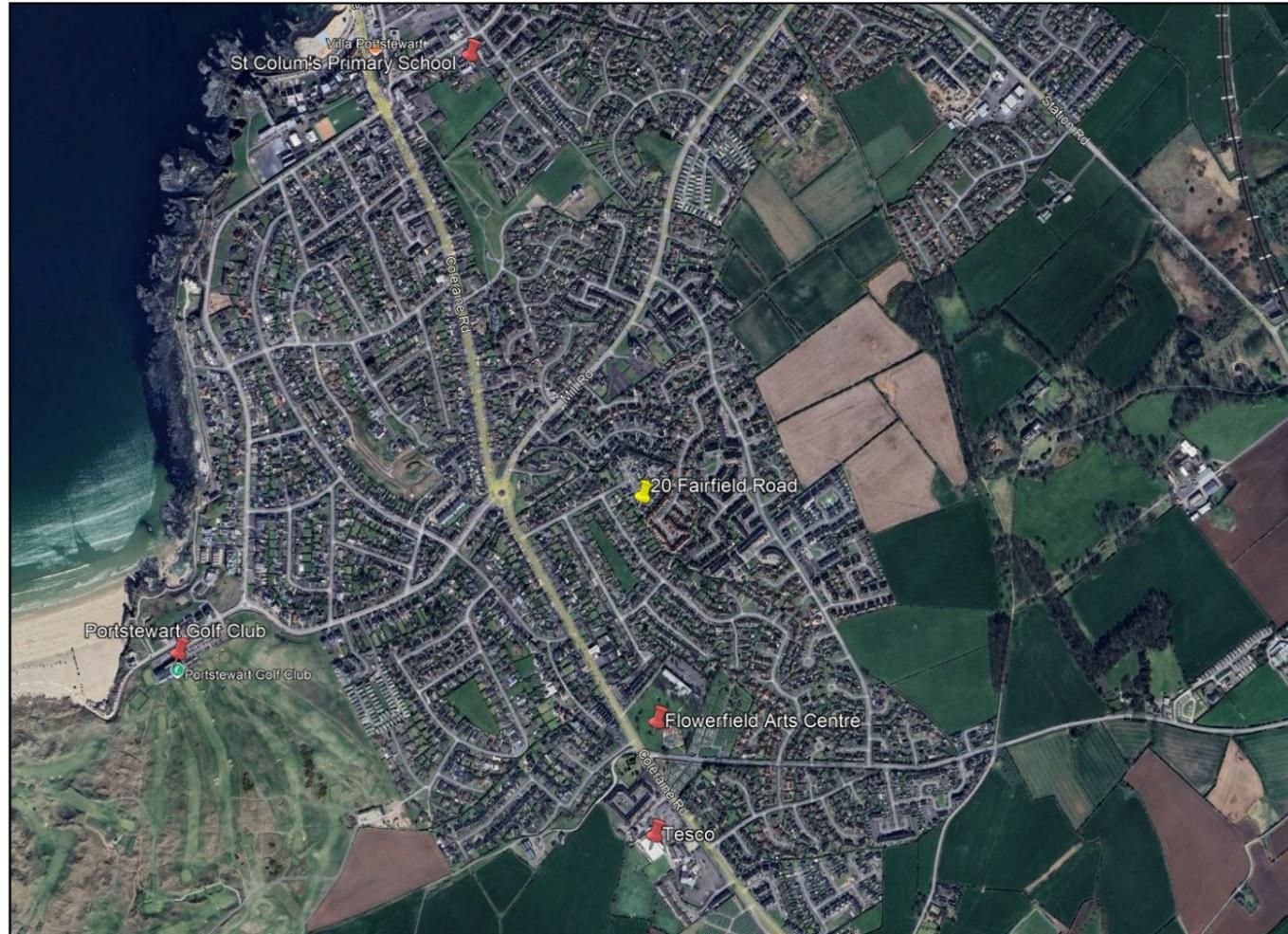
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ARMSTRONG GORDON



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	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

20 Fairfield Road

BT55 7HX

Offers Over £249,500

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Location, location, location... This is a fantastic opportunity to acquire a three bedroom semi-detached house in extremely good order throughout. Internally the property is in immaculate condition, well presented and has the added benefit of being recently renovated including a beautiful new kitchen and bathroom. Externally the property benefits from a fully enclosed garden and there is a generously proportioned front and side garden and driveway. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments. We are confident that on internal appraisal one will appreciate the calibre which is on offer so therefore highly recommend early internal inspection.

Approaching Portstewart on the Coleraine Road, take your last right before the Burnside roundabout into Fairfield Road. Drive straight ahead and turn right at the T-junction and number 20 will be located just after the corner on your right hand side.

ACCOMMODATION COMPRISES:

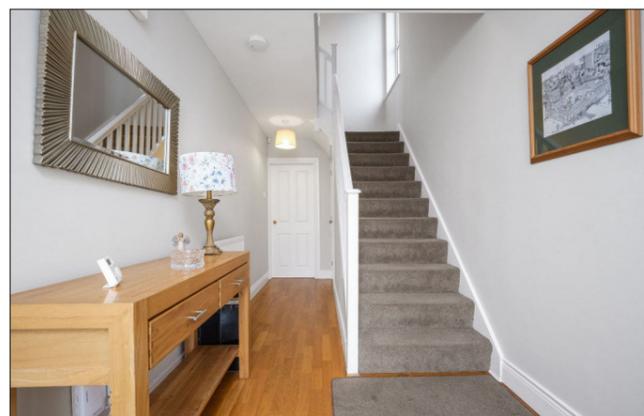
GROUND FLOOR:

Entrance Hall:

With under stairs storage cupboard and part tiled, part solid wood floor.

Lounge:

With recessed multi burner with granite hearth, pine mantle, picture rail, wired for wall lights, solid wood floor and pane panel French doors leading to kitchen/dining. 18'7 x 10'10



Kitchen/Dining Area:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with under unit lighting, , integrated ceramic hob with glass splashback, concealed extractor fan above, double eye level oven, integrated fridge freezer, integrated dishwasher, saucepan drawers, drawer bank, tiled floor and PVC French doors leading to rear garden. 17'11 x 10'4



FIRST FLOOR:

Landing:

With storage cupboard housing gas boiler and access to roof space.

Bedroom 1:

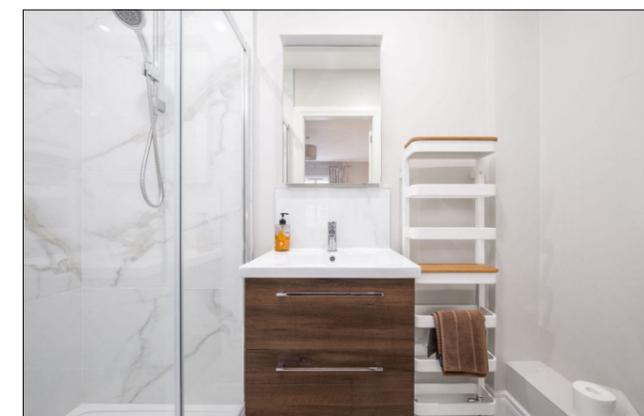
12'10 x 10'3

Ensuite off with w.c., floating wash hand basin with storage below and tiled splashback, fully tiled walk in shower cubicle with mains shower, heated towel rail, recessed lighting and extractor fan.



Bedroom 2:

12'0 x 10'3



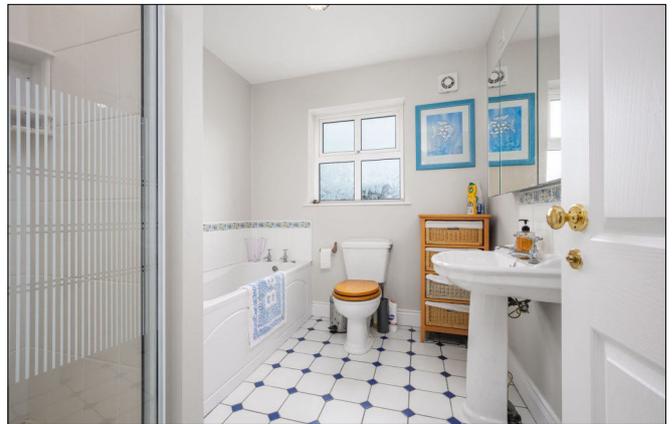
Bedroom 3:

With built in rails and shelving. 10'6 x 7'5



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with rainfall mains shower head, additional hand shower, bath with tiled surround, extractor fan and tiled floor.



EXTERIOR FEATURES:

Tarmac driveway to side of property. Garden to front is laid in lawn. Garden to rear is fenced in and laid in lawn with paved patio area. Tap, shed and boiler house to rear. Light to front and rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Decorative Order
- ** Popular Residential Area

TENURE:

TBC

CAPITAL VALUE:

£130,000 (Rates: £1,330.00 p/a approx.)

