



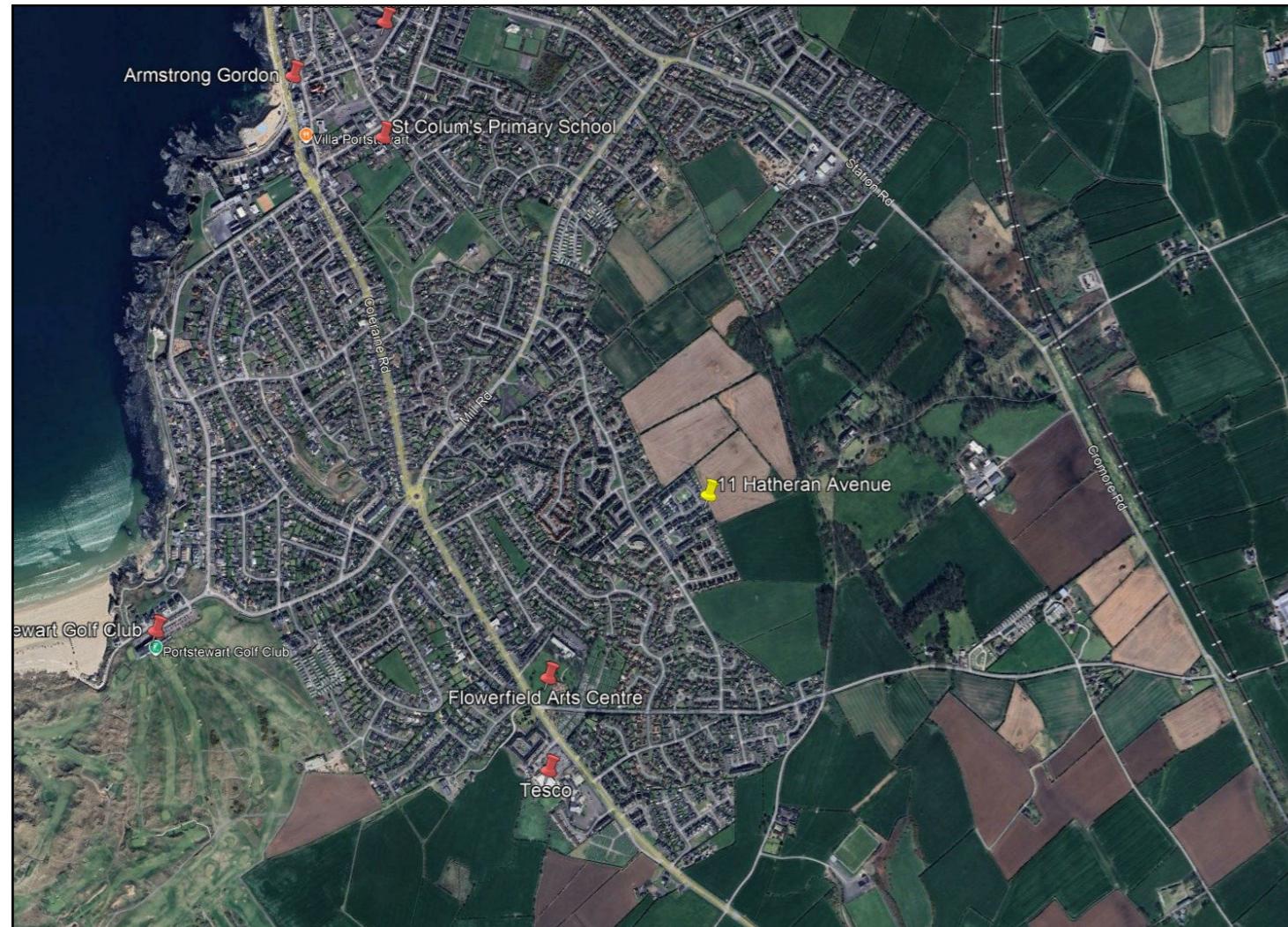
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ARMSTRONG GORDON



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

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

PORTSTEWART

11 Hatheran Avenue

BT55 7UJ

Offers Over £274,500

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A beautiful three bedroom semi-detached house extending to approximately 957 square feet of extremely comfortable living space and situated within a development which has a reputation synonymous with style and impeccable workmanship. Constructed circa 2018 by the well renowned contractors O'Kane Homes, internally the bright and spacious accommodation provides a fantastic contemporary feel with no detail overlooked to ensure maximum comfort and a serene sanctuary to relax and unwind. Externally the property benefits from fully enclosed garden area to rear. Practically on the doorstep of the North Coast, this elegant home lends itself to the gateway of many of the North Coast's finest attractions including the Giant's causeway, championship golf courses, beaches and an excellent choice of first class eating establishments.

Approaching Portstewart on the Coleraine Road, take your first right after Tesco onto the Agherton Road. Take your third left onto Lissadell Avenue and the Hatherans development will be your fourth right. As you enter the development No. 11 will be located at the lower end on your right hand side.

ACCOMMODATION COMPRISSES:

GROUND FLOOR:

Entrance Hall:

4'0 wide with tiled floor.

Open Plan Lounge/Kitchen/Dining Area: 35'11 x 12'8

Lounge:

With feature floor to ceiling windows, under stairs storage cupboard and tiled floor.



Kitchen/Dining Area:

With undermount single drainer stainless steel sink unit set in granite worktops with granite upstands, integrated four ring gas hob with granite splashback, stainless steel extractor fan above, integrated dishwasher, saucepan drawers, drawer bank and breakfast bar with seating for multiple people. Additional high and low level built in units with integrated double eye level oven, integrated fridge freezer, larder cupboard, recessed lighting, tiled floor and sliding PVC patio doors leading to rear garden.



Utility Room:

With stainless steel circular bowl sink unit with tiled splashback, low level built in units, cupboard housing gas boiler, plumbed for automatic washing machine, extractor fan and tiled floor.

Separate W.C.:

With wash hand basin with tiled splashback, extractor fan and tiled floor.



FIRST FLOOR:

Landing:

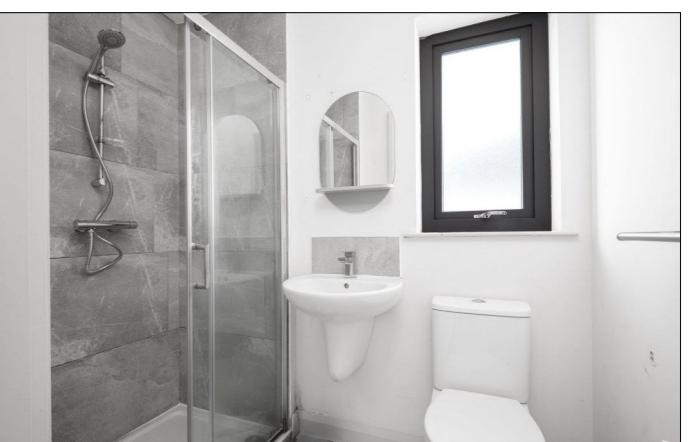
With access to roof space.



Bedroom 1:

With built in mirrored corner wardrobes, feature floor to ceiling windows and recessed lighting. 13'5 x 9'5

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, recessed lighting, extractor fan and tiled floor.



Bedroom 2:

10'3 x 9'5

**Bedroom 3:**

8'9 max x 6'6

**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback and storage below, P shaped bath with tiled surround and mains rainfall shower and additional telephone hand shower over, heated towel rail, extractor fan and tiled floor.

EXTERIOR FEATURES:

Tarmac driveway leading to front and side of property. Garden to rear is laid in lawn and fully fenced in with paved patio area. Ligh to front and rear. Shed and tap to side.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Cul De Sac Location
- ** Private Parking To Front & Side

TENURE:

Leasehold

CAPITAL VALUE:

£125,000 (Rates: £1278.75 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 £420.00 per annum approx. (28.01.26) Assessed annually.** No restrictions on domestic pets. No restrictions on short term let. Long term lets not permitted.

