



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

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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	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

9 Cappagh Road

BT55 7JH

Offers Over £265,000

028 7083 2000
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This is an excellent opportunity to acquire a five bedroom semi-detached house extending to approximately 1291 sq. ft of living space and is in good decorative order throughout being both bright and spacious right through. This impressive home offers ideal accommodation for most family requirements and we feel that properties of this size and price range are quite rare on today's open market. Externally the property benefits from an all important south westerly facing rear garden. 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 local amenities including shops, schools, churches, restaurants and coffee houses. This very desirable property will appeal to those seeking family living in a very relaxed and comfortable living environment. With so many attributes on offer, we highly recommend early internal appraisal to appreciate all this fantastic home has to offer.

Approaching Portstewart on the main Coleraine Road, take the first turn on the right into Fairfield Road after the Texaco Petrol Station and before Burnside roundabout. Take your first right into Woodvale Road and then your first left into Cappagh Road. No 9 will be located on your left hand side.

ACCOMMODATION COMPRISES:

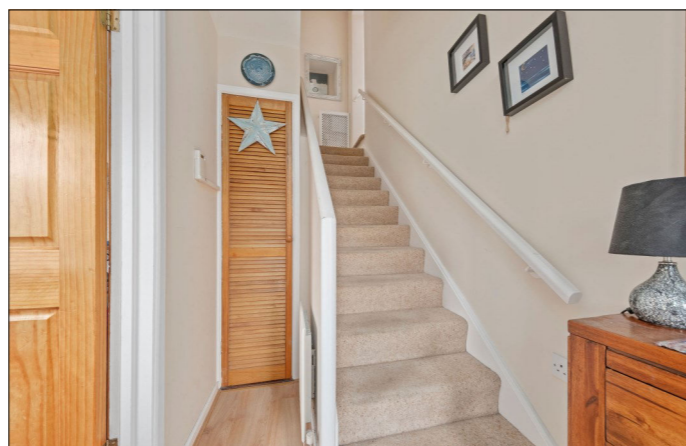
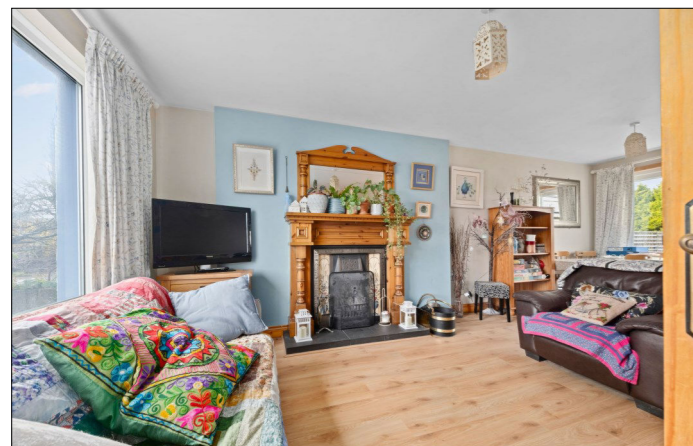
GROUND FLOOR:

Entrance Porch:

4'10 wide with under stairs storage cupboard with 'Louvre' style doors and laminate wood floor.

Lounge/Dining Area:

With pine surround fireplace with cast iron inset and tiled hearth, matching mirror above, laminate wood floor and PVC French doors leading to rear garden. 22'10 x 11'8



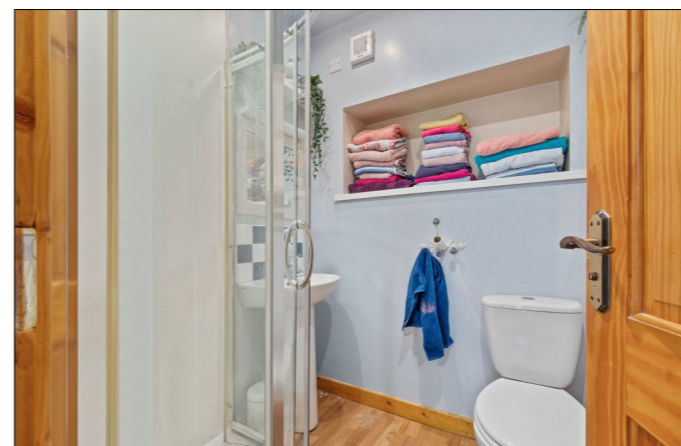
Additional Dining Area:

11'2 x 9'4



Play Room/Study:

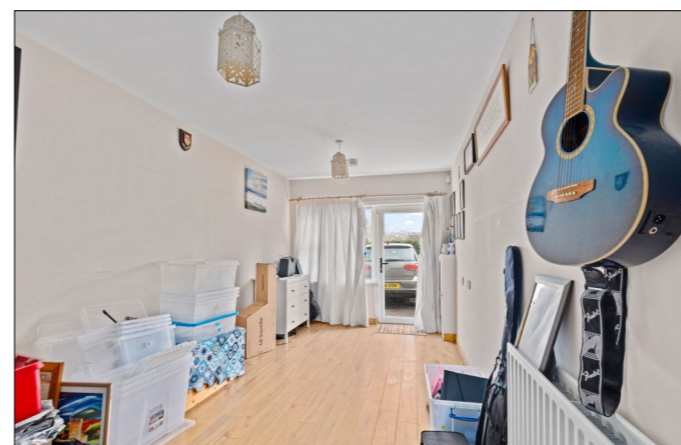
With storage cupboard and laminate wood floor. Leading to:



Leading to:

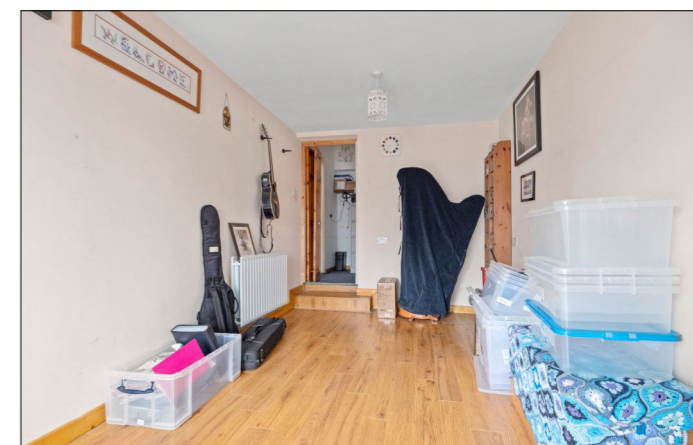
Integral garage (Converted Music Room):

With light and power points and laminate wood floor. 17'2 x 8'7



Shower Room:

With white suite comprising w.c., wash hand basin with tiled splashback, PVC sheeted walk in shower cubicle with mains shower, shaver point and light,



Kitchen/Family Area: 26'5 x 21'9

With bowl and half single drainer stainless steel sink unit, high and low level built in units with under unit lighting and tiling between, integrated gas hob, stainless steel extractor fan above, integrated double oven, plumbed for automatic washing machine, space for tumble dryer, plumbed for automatic dishwasher, glass display cabinet, saucepan drawers, space for fridge freezer, concealed bin area, matching island with storage below and seating for multiple people, shelved larder cupboard, heated towel rail, space for fridge freezer, recessed lighting, recessed lighting in pelmets, tiled floor and PVC French doors leading to rear garden.





FIRST FLOOR:

Landing:

With access to roof space.

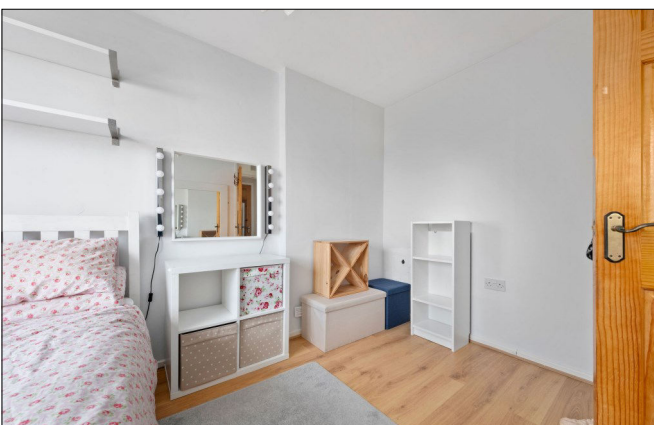
Bedroom 1:

With laminate wood floor. 12'3 x 9'0



Bedroom 2:

With laminate wood floor. 12'7 x 8'11



Bedroom 3:

With laminate wood floor. 8'11 x 8'10



Bedroom 4:

With built in wardrobe and laminate wood floor.
9'7 x 7'8



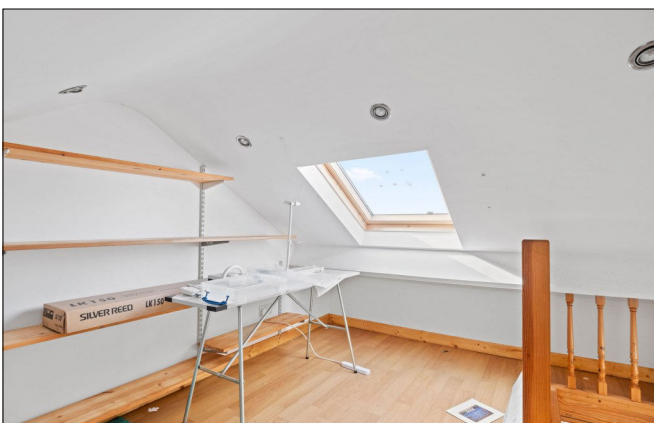
Bedroom 5:

With access to fully floored roof space and solid wood floor. 10'1 x 8'11

Accessed off bedroom 5 via a solid wood ladder.

Room:

With 'Velux' window, recessed lighting and laminate wood floor. 8'11 x 6'11



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, electric shower over pine panelled bath, part tiled walls, shaver point and light and extractor fan.



EXTERIOR FEATURES:

Tarmac driveway leading to integral garage 15'4 x 7'8 with up and over door, stainless steel sink unit, high and low level built in units with tiling between, shelving, boiler and light and power points. Garden to rear is laid in lawn and fenced in with elevated paved patio area. Shed to rear. Light to front and rear. Tap to rear. Garden to front is laid in lawn with trees and shrubbery.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Popular Residential Location

TENURE:

Freehold

CAPITAL VALUE:

£175,000 (Rates: £1790.25 p/a approx.)

