



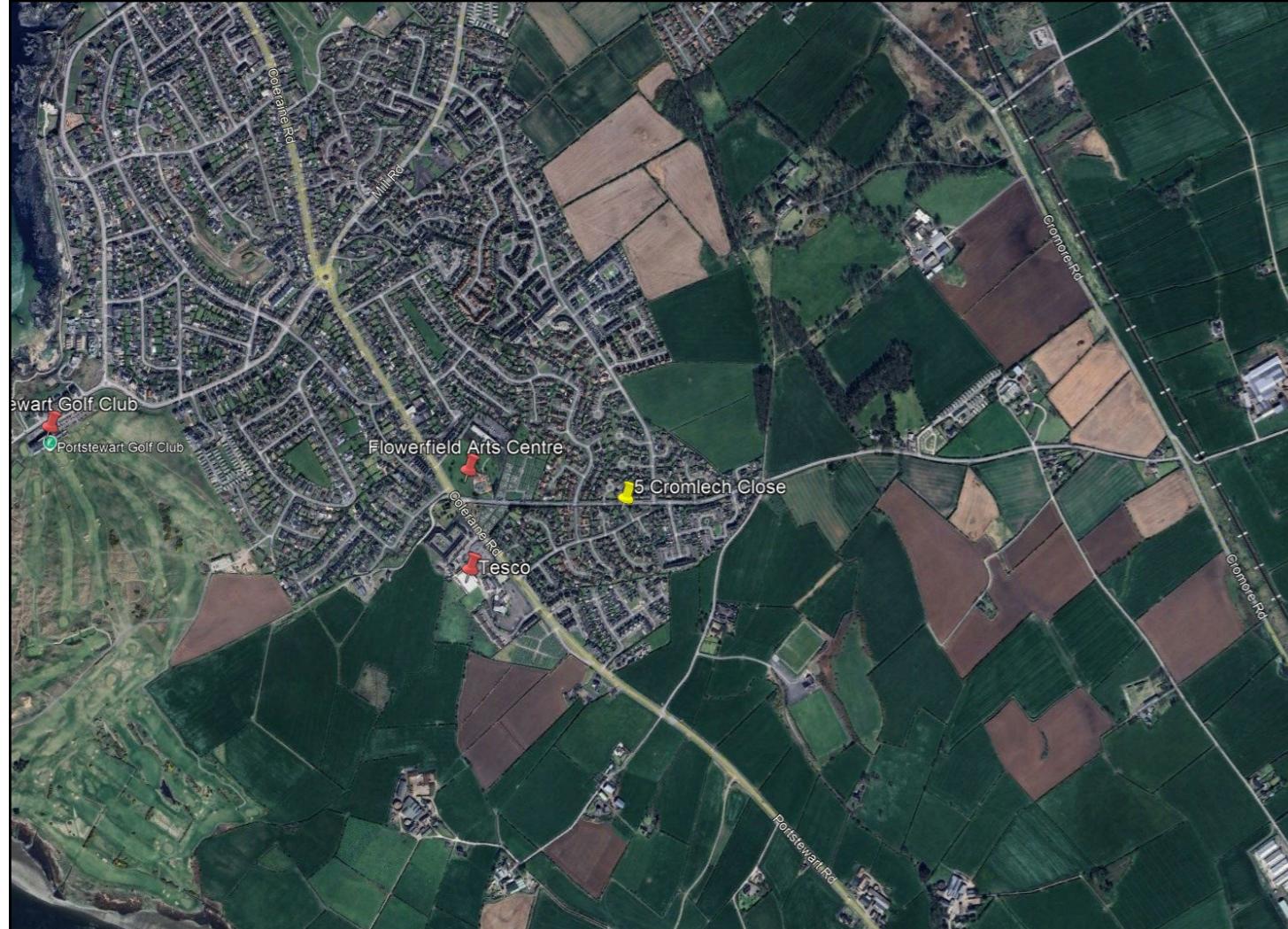
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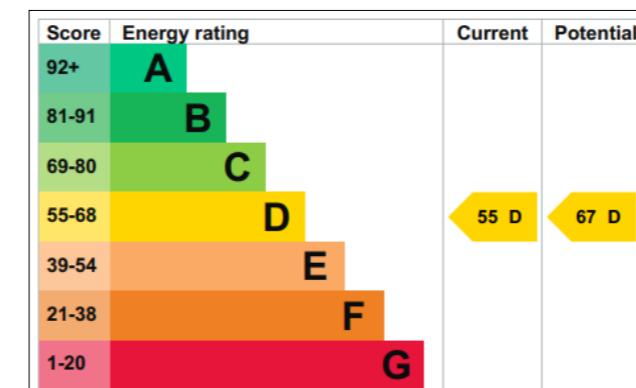


ARMSTRONG GORDON
& Company Limited 
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

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



PORTSTEWART
5 Cromlech Close
BT55 7QZ
Offers Over £249,500

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This is an excellent opportunity to acquire a four 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, bars 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 Coleraine Road, turn onto Agherton Avenue opposite Portstewart Baptist Church. Take your fourth left into Cromlech Court and No 5 will be located at the top end of the cul de sac on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

10'1 wide with under stairs storage cupboard and tiled floor.

Separate W.C.:

With wash hand basin and extractor fan.

Lounge:

With stone surround fireplace with tiled hearth, cornicing and dimmer control panel. 14'8 x 13'10



Kitchen/Dining Area:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated gas hob, integrated 'Hotpoint' oven, stainless steel extractor fan above and tiled splashback, recessed shelf, saucepan drawers and laminate wood floor. 11'1 x 10'6

Open arch through to:



Utility Room:

With plumbing for automatic washing machine, space for fridge freezer, boiler, tiled floor and pedestrian door to rear garden. 11'1 x 4'10



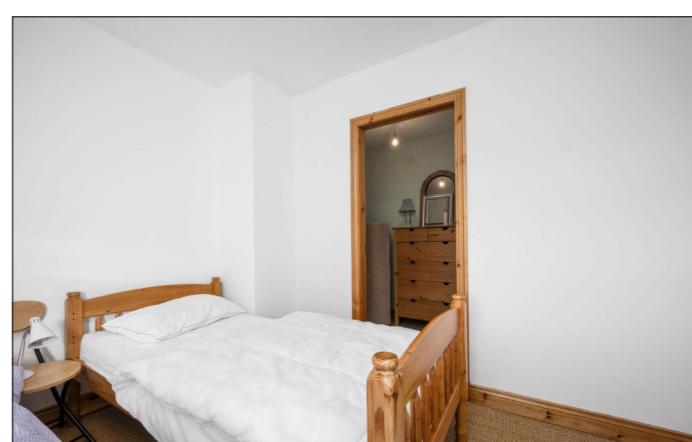
FIRST FLOOR:

Landing:

With hot press and access to roof space.

Bedroom 1:

13'9 x 9'5

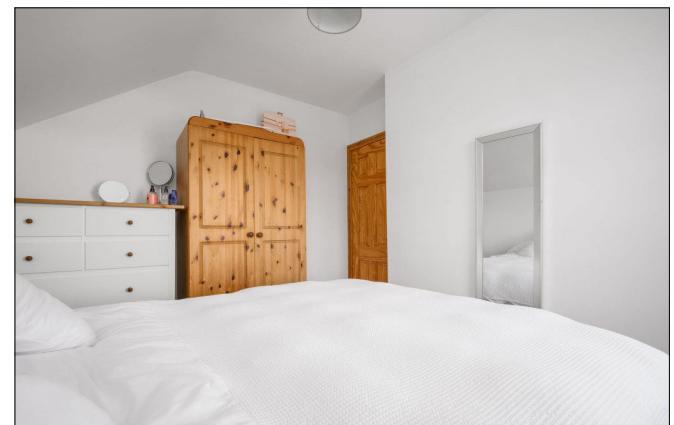
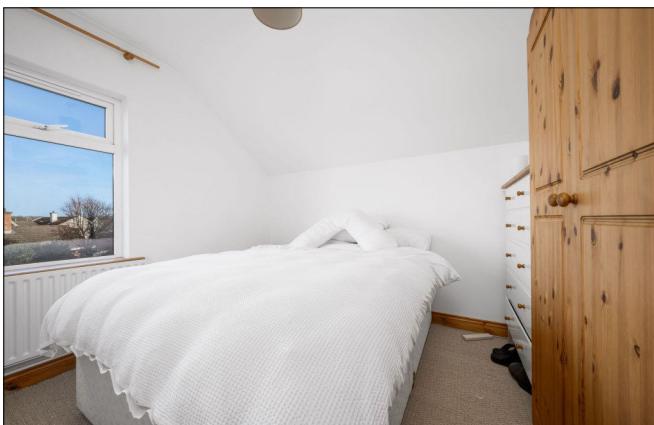


Dressing Room:

With plumbing for an ensuite. 6'9 x 5'4

Bedroom 2:

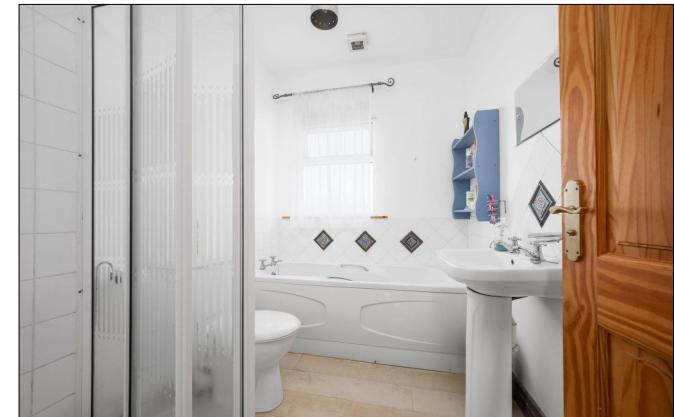
11'1 x 9'4

**Bedroom 3:**

11'1 x 8'1

**Bedroom 4:**

10'2 x 8'5

**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, tiled round bath, extractor fan and laminate wood floor.

EXTERIOR FEATURES

Screened driveway leading to side and rear of property. Garden to front, rear and side is fully enclosed and laid in lawn with mature trees. Light to front and rear. Shed and tap to rear.

SPECIAL FEATURES

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Popular Residential Area
- ** End of cul-De-Sac Location

TENURE

TBC

CAPITAL VALUE:

£145,000 (Rates: £ 1483.35 p/a approx.)

