



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

**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

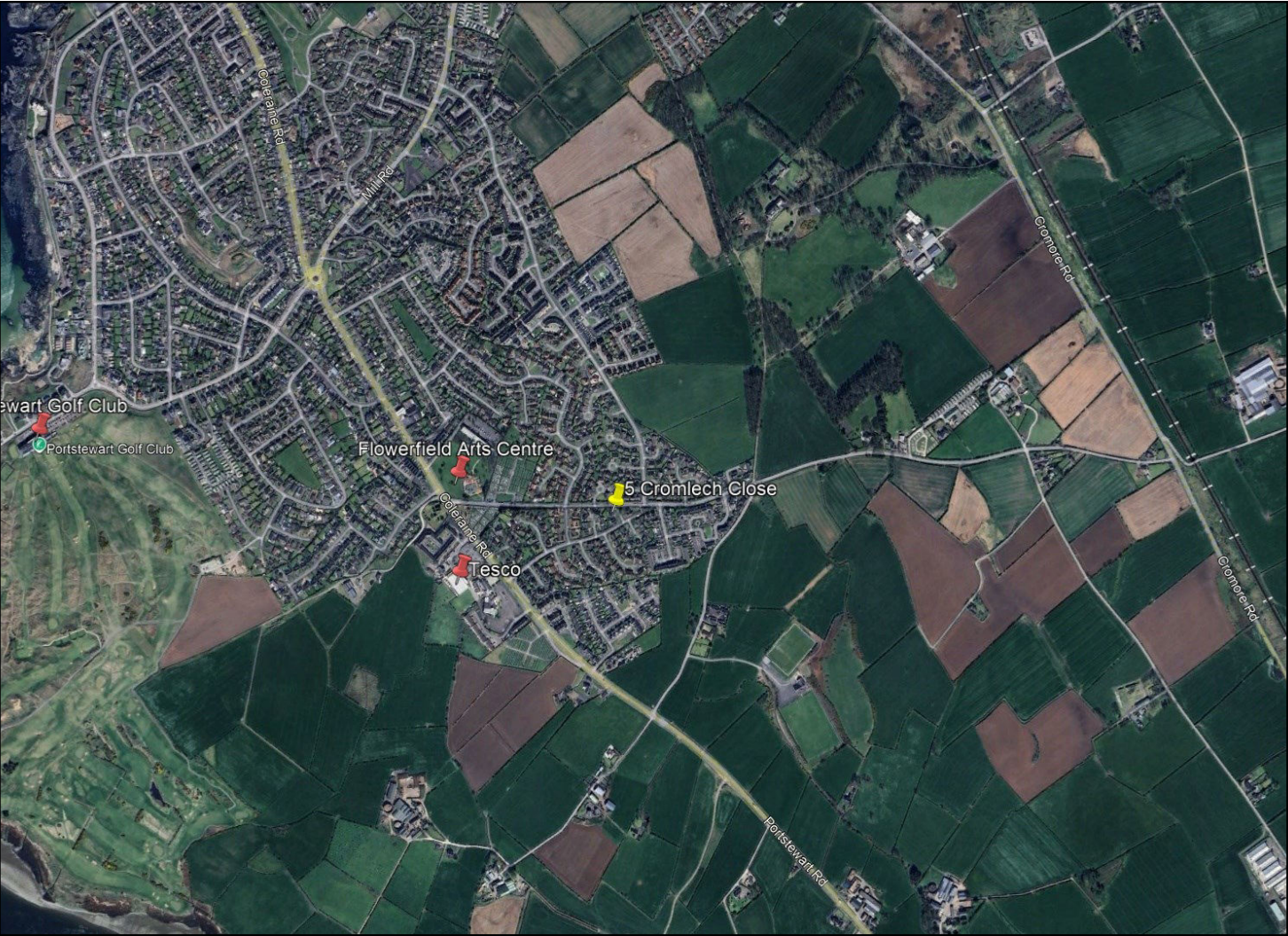
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

**Other Financial Services:**

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



# 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		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		

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

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000  
www.armstronggordon.com



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:**



**Dining Area:**  
With laminate wood floor and PVC door leading to rear garden. 11'1 x 8'2



**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



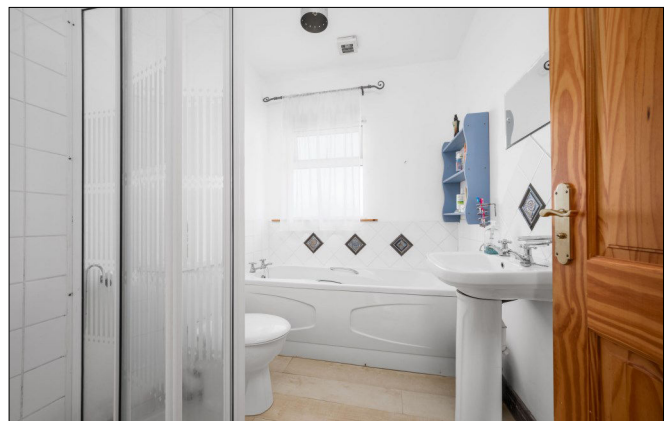
### Bedroom 3:

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.)

