



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

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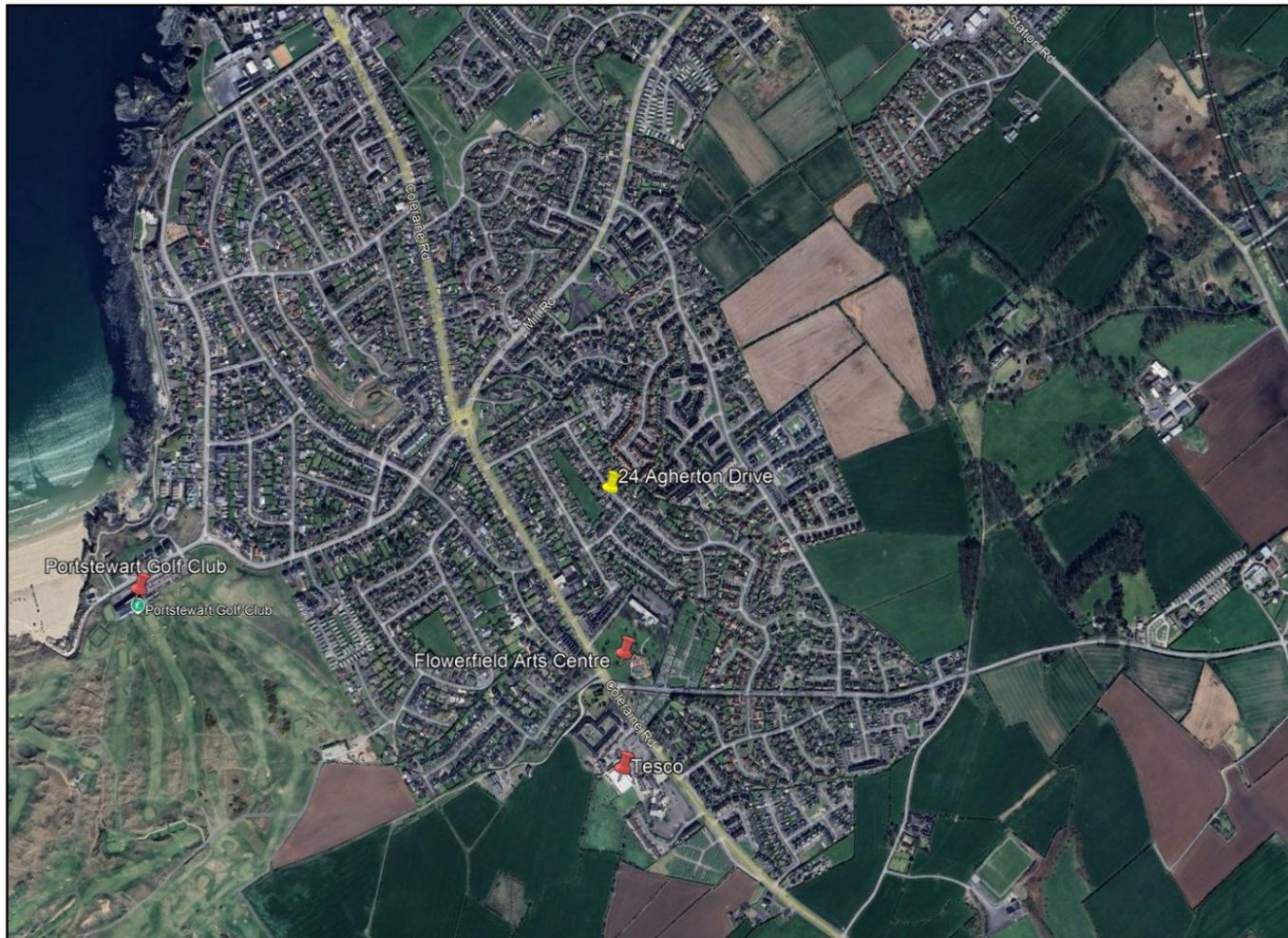
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ARMSTRONG GORDON



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		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

24 Agherton Drive

BT55 7HZ

Offers Over £

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A terrific opportunity to acquire a delightful three bedroom semi-detached chalet bungalow in lovely order throughout including modern kitchen and bathroom. Internally the property is both bright and comfortable and has well laid out accommodation. Externally, the property benefits from a mature rear garden which is well established, south westerly facing and overlooking a Council owned green. Within proximity you have the convenience of Flowerfield Arts Centre, shops, hot food outlet and a local Tesco supermarket. This property should appeal to a wide spectrum of potential purchasers and we therefore highly recommend early internal appraisal at your earliest convenience.

Approaching Portstewart on the Coleraine Road, just before the Burnside roundabout turn right into Flowerfield Road. Take your second right into Agherton Drive and No 24 will be situated on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

3'11 wide with cloaks cupboard housing gas boiler, access to roof space and tiled floor.

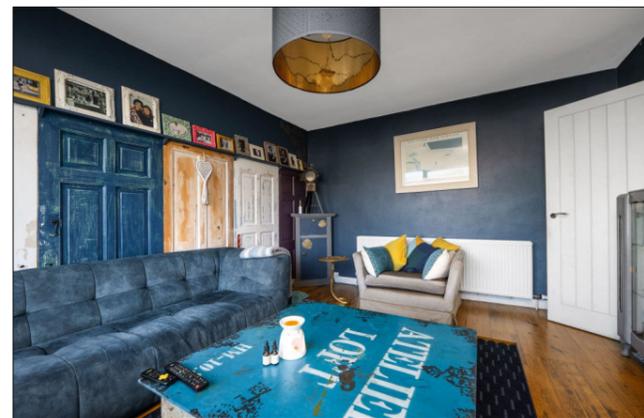
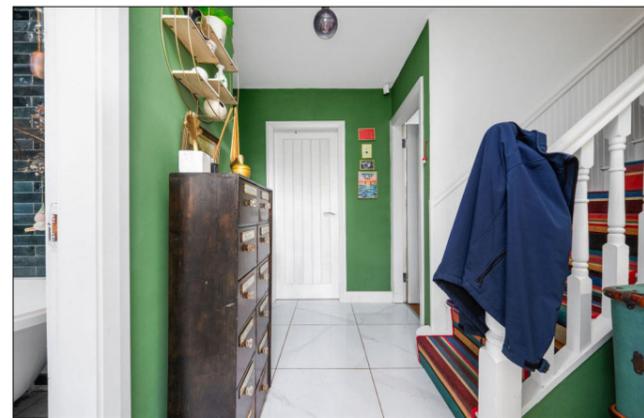
Lounge:

With painted cast iron surround fireplace with cast iron inset and tied hearth, picture rail and laminate wood floor. 14'11 x 11'9



Kitchen/Dining Area: 23'7 x 17'7

With undermount stainless steel sink unit set in granite worktop, high and low level built in units with tiling between, full wall built in units, integrated ceramic hob, integrated oven and extractor fan above, integrated dishwasher, integrated microwave, integrated fridge freezer, saucepan drawers, breakfast bar with seating below, under unit lighting, saucepan drawers, recessed lighting, laminate wood floor and PVC sliding patio doors leading to rear garden.



Rear Porch:

With additional matching large units consisting of two shelved broom cupboards, pull out larder, recessed lighting and laminate wood floor.

Utility Room:

With high and low level built in units, plumbed for automatic washing machine, space for tumble dryer and door leading into garage. 9'10 x 5'5



Bedroom 3:

With recessed wardrobes. 11'7 x 9'4

Bathroom:

With white suite comprising w.c., wash hand basin with storage below and tiled splashback, foot claw free standing bath with electric shower over, heated towel rail, part tiled walls, recessed lighting, extractor fan and tiled floor.



FIRST FLOOR:

Landing:

Bedroom 1:

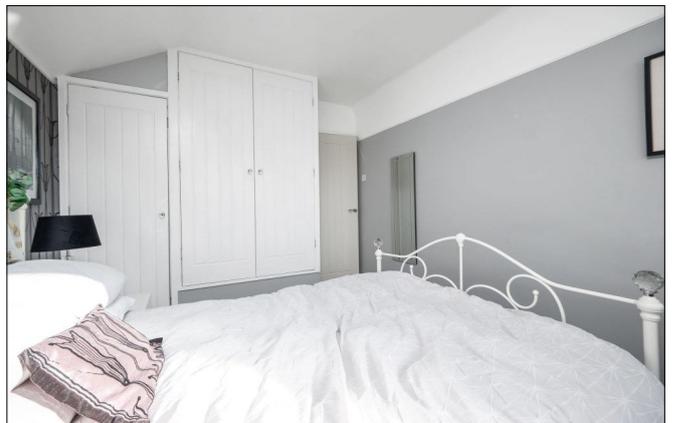
With built in wardrobe and additional walk in wardrobe with railings and shelving. Door through to ensuite. 14'8 x 9'5

Ensuite off with w.c., wash hand basin with tiled surround, PVC cladded walk in shower cubicle with electric shower, recessed lighting and extractor fan.



Bedroom 2:

With built in double and single wardrobe. 13'6 x 9'5



EXTERIOR FEATURES:

Garden to rear is fenced in and laid in lawn with decked and screened areas with concrete path surrounding property. Established plants, shrubbery and trees. Light to front and rear. Tap and summer house to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Property Overlooks Council Maintained Green Area To Rear

TENURE:

Freehold

CAPITAL VALUE:

£135,000 (Rates: £1,381.00 p/a approx.)

