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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		
39-54	E	43 E	48 E
21-38	F		
1-20	G		

PORTSTEWART

98 Mill Road

BT55 7SW

Offers Over £410,000

028 7083 2000
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A delightful four bedroom detached bungalow extending to approximately 2475 square feet of living space and offering spacious living accommodation throughout and believed to have been constructed circa 1992. Internally the property is both bright and spacious and has been well maintained over the years. Externally the property benefits from an integral garage and mature gardens to front and rear on a generously proportioned site. Located in the heart of Portstewart, literally on your doorstep are scenic coast walks, award winning beaches and some of the finest eating establishments on the North Coast. This excellent bungalow is without doubt suited to a wide spectrum of potential purchasers including families looking for a well laid out home in this highly regarded part of town. We highly recommend internal appraisal at your earliest convenience to appreciate this fine home.

Approaching Portstewart on the Station Road, take your first left at the Station Road roundabout onto Mill Road. No 98 will be located on your left hand side before the entrance of Rockland Avenue.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

11'1 wide with cornicing, centrepiece, oval wall feature and tiled floor.

Separate W.C.:

With wash hand basin with storage below, tiled splashback and tiled floor.

Lounge/Games Room:

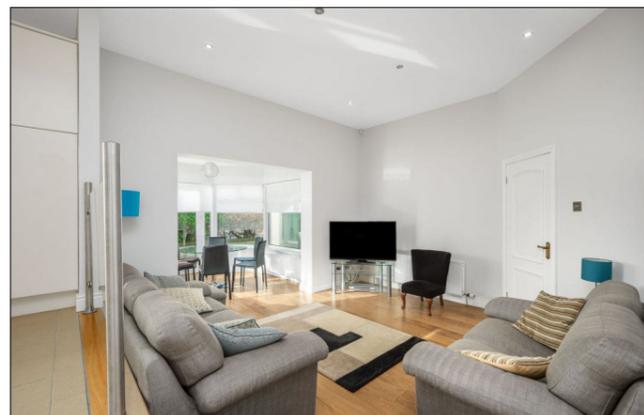
With stone surround fireplace with electric fire, cornicing and centrepiece. 18'3 x 15'0



Open Plan Lounge/Kitchen/Family/Dining Area: 29'1 x 22'11 overall

Dining/Family Area:

With recessed lighting, wooden floor, PVC door and steps leading up to:



Kitchen:

With bowl and half 'Franke' sink unit set in granite worktops, upstands and sills, high and low level built in units, integrated fridge freezer, integrated dishwasher, integrated double eye level oven, ceramic hob, stainless steel extractor fan above, granite splashback, drawer bank, under unit lighting, larder cupboard, recessed lighting and tiled floor.



Utility Room:

With single drainer stainless steel sink unit, low level built in units, broom cupboard, plumbed for automatic washing machine, space for tumble dryer, tiled floor, PVC door leading to rear garden and door into storage area which was originally a garage. 15'7 x 5'11



Steps from hallway leading to upper level.

UPPER LEVEL:

Bedroom 1:

14'2 x 12'0

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, shaver point and light, heated towel rail, extractor fan and tiled floor.



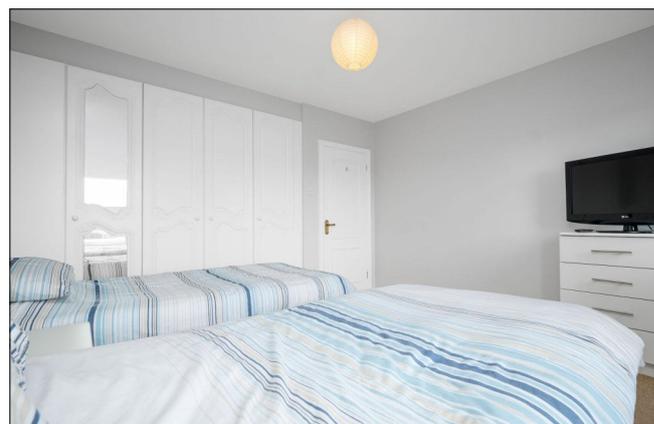
Bedroom 2:

11'4 x 10'8



Bedroom 3:

With two double and one single built in wardrobe and sea views. 12'5 x 10'9



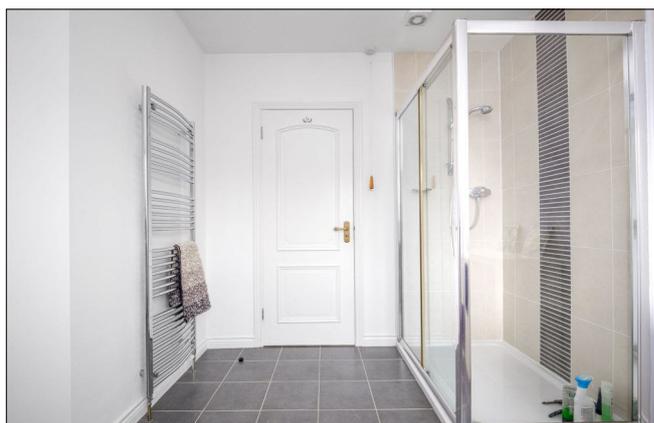
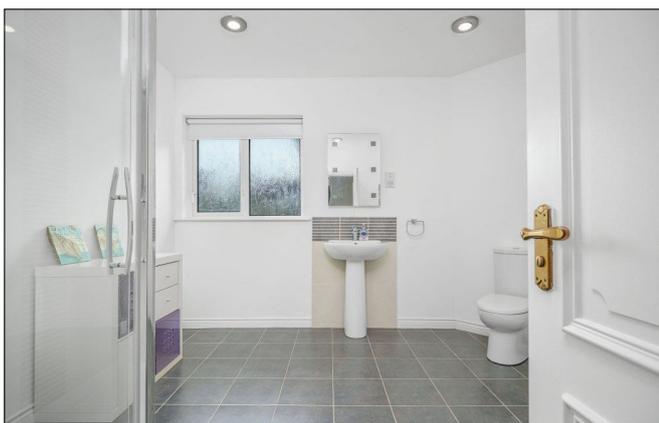
Bedroom 4:

With two double and one single built in wardrobe. 12'5 x 10'5



Shower Room:

With white suite comprising w.c., wash hand basin with tiled surround, fully tiled walk in shower cubicle with mains shower, shaver point and light, heated towel rail, extractor fan, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Garden to rear is laid in lawn with paved patio area to side with established shrubbery. Light to front, rear and side. Tap to rear. Extensive driveway to front of property with parking for several cars. Garden to front is laid in lawn with shrubbery. Integral storage area with stainless steel sink unit, gas boiler, roller door, recessed lighting and tiled floor. **Shower Room** with fully tiled walk in shower cubicle with mains rainfall shower head and additional telephone hand shower, fully tiled walls, heated towel rail and tiled floor.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Extensive Storage With Additional Shower Room Which Was Originally A Garage
- ** Very Good Order Throughout

TENURE:

TBC

CAPITAL VALUE:

£245,000 (Rates: £2,506.00 p/a approx.)

