



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

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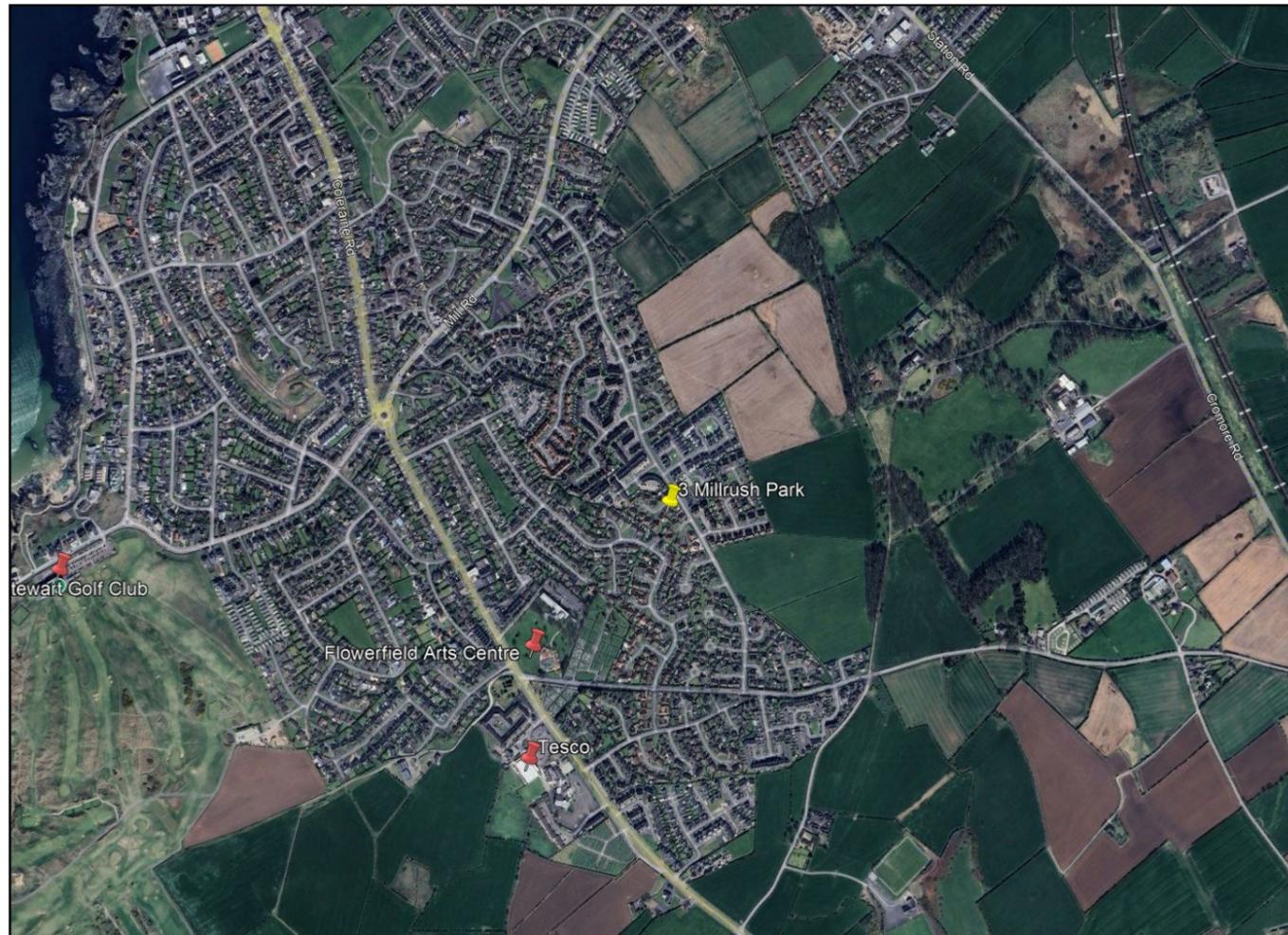
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Other Financial Services:

- Mortgage Protection
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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	40 E	50 E
21-38	F		
1-20	G		

PORTSTEWART

3 Millrush Park

BT55 7GY

Offers Over £297,500

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028 7083 2000
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A very well presented three bedroom detached bungalow situated in a residential area and located within proximity to Mill Road. The property extends to approximately 1,065 sq. ft of living space and was constructed circa 2000 by McCloskey & O’Kane. Internally the property offers both bright and spacious accommodation throughout and has been very well maintained by the current vendor culminating in a very warm atmosphere right through with very modern interior including kitchen and bathroom. Externally the property benefits from a fully enclosed and well laid out rear garden. This beautiful home will undoubtedly command itself for both full time occupation and to a wide spectrum of potential purchasers. The bungalow itself presents itself as a unique opportunity to procure a beautiful home in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road, take your next right after Tesco onto the Agherton Road. Take your third left into Lissadell Avenue and then seventh left into Millrush Park. No 3 will be the second bungalow situated on your left.

ACCOMMODATION COMPRISES:

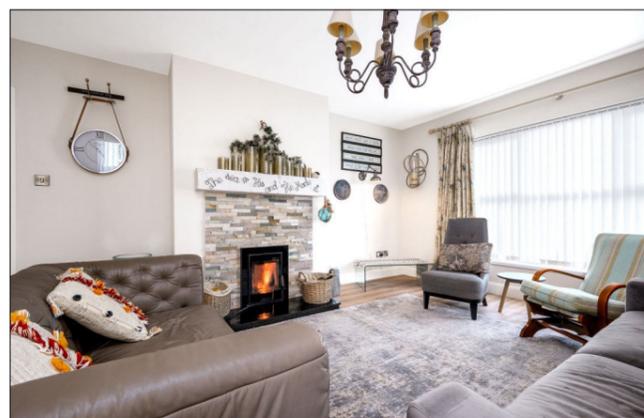
GROUND FLOOR:

Entrance Hall:

6’6 wide with hot press, cloaks cupboard, access to roof space and part laminate wood floor, part tiled floor.

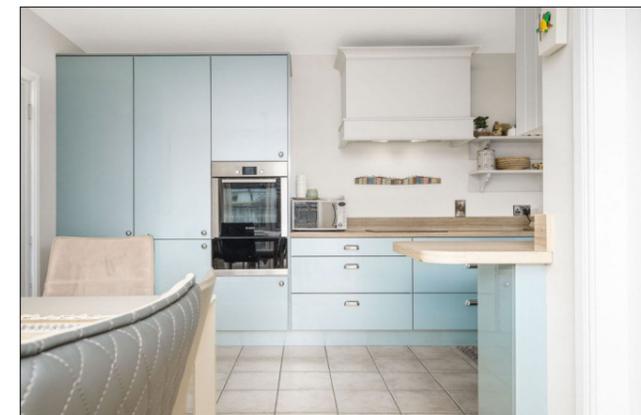
Lounge:

With tiled surround recessed fireplace, wood mantle, granite hearth and laminate wood floor. 18’6 x 14’6



Kitchen/Dining Area:

With stainless steel sink unit, high and low level built in units with under unit lighting, integrated fridge freezer, ‘Bosch’ eye level oven, ceramic hob, wood canopy style extractor fan above, integrated dishwasher, glass display cabinets, shelving, saucepan drawers, larder cupboard, recessed lighting, tiled floor and PVC French doors to rear garden. 16’0 x 14’6



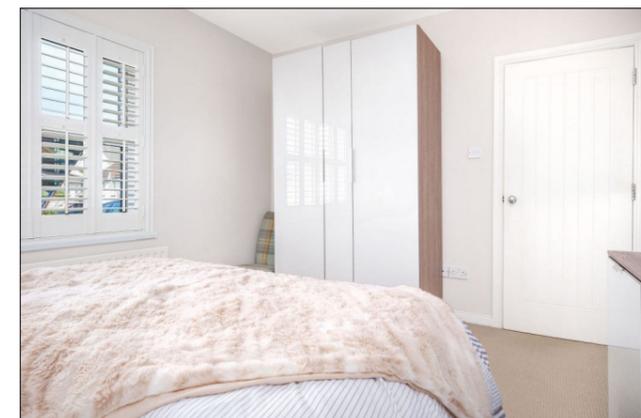
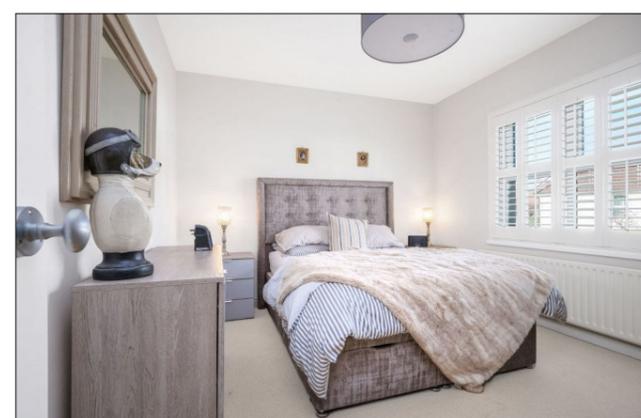
Utility Room:

With single drainer stainless steel sink unit, low level units with tiling above, plumbed for automatic washing machine, boiler, tiled floor and pedestrian door leading to rear. 6’9 x 5’2



Bedroom 1:

12’3 x 10’5



Bedroom 2:

10'5 x 9'5

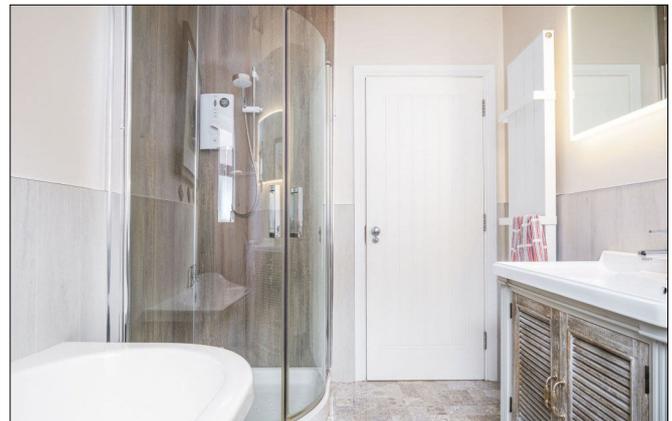


Bedroom 3:

9'5 x 8'5

Bathroom:

With white suite comprising w.c., wash hand basin, PVC cladded walk in shower cubicle with electric shower, claw foot bath, half tiled walls, heated towel rail, extractor fan and tiled floor.



EXTERIOR FEATURES:

Extensive tarmac driveway to front of property. Garden to rear is fully enclosed and laid in lawn. Light to front and rear. Tap to rear.



SPECIAL FEATURES:

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

TENURE:

TBC

CAPITAL VALUE:

£165,000 (Rates: £1688.00 p/a approx.)

