



FREE INDEPENDENT FINANCIAL ADVICE

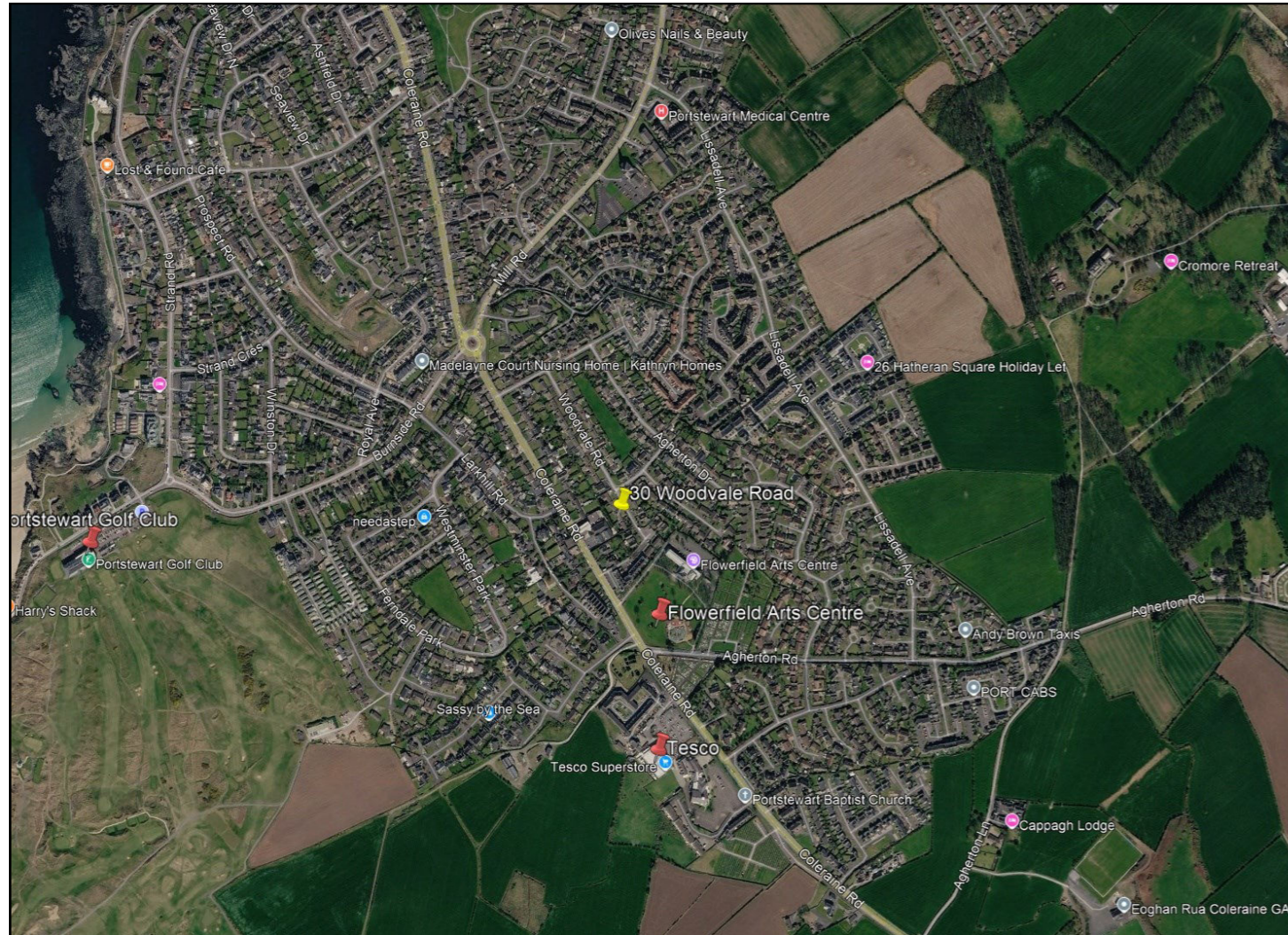
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To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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

PORTSTEWART

30 Woodvale Road

BT55 7JF

Offers Over £295,000

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A delightful three bedroom detached bungalow offering spacious living accommodation throughout. In excellent order, the property has benefitted recently from extensive renovation including new kitchen and bathroom. Externally the property benefits from a generous sized rear garden with a south westerly aspect. Located at the upper end of Woodvale Road, the property also has the benefit of being within proximity to the Texaco Filling Station, convenience stores and Flowerfield Arts Centre. This excellent property is without doubt suited to a wide spectrum of potential purchasers including families in this highly regarded part of town. We highly recommend internal appraisal at your earliest convenience to appreciate this fine home. All in all, a beautiful home in an excellent location.

Approaching Portstewart on the main Coleraine Road, take the first turn on the right into Fairfield Road after the Texaco Petrol Station and before Burnside roundabout. Take your first right into Woodvale Road and No 30 will be located on your right hand side.

ACCOMMODATION COMPRISES:

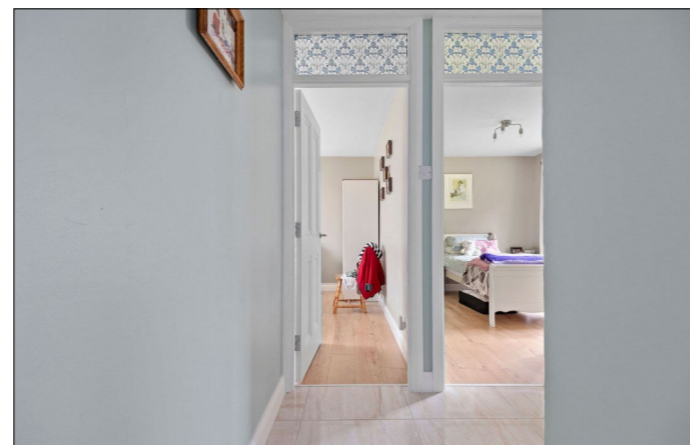
GROUND FLOOR:

Entrance Hall:

4'0 wide with storage cupboard housing gas boiler and tiled floor.

Lounge:

With recessed fire with granite hearth, coving and laminate wood floor. 16'5 x 12'2



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker with extractor fan, integrated fridge freezer, integrated dishwasher, saucepan drawers and tiled floor. 23'11 x 9'1



Utility Room:

With single drainer stainless steel sink unit, high and low level built in units, plumbed for automatic washing machine, space for tumble dryer, wood sheeted ceiling with strip lighting. 8'11 x 5'10

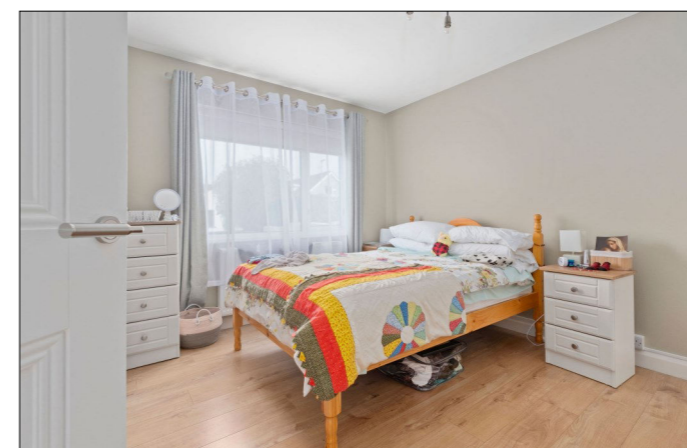


Bathroom:

With white suite comprising w.c., wash hand basin, mains rainfall shower head with additional telephone hand shower over bath, heated towel rail, part PVC sheeted walls, extractor fan, tiled floor and PVC sheeting ceiling. Door into storage area.

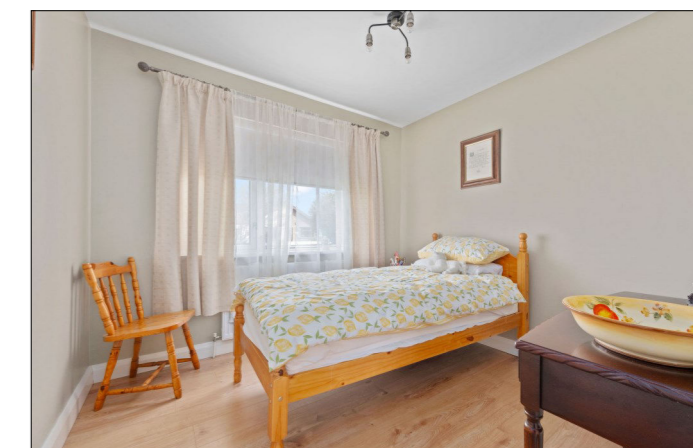
Bedroom 1:

With laminate wood floor. 11'9 x 10'11



Bedroom 2:

With laminate wood floor. 10'11 x 9'0



Bedroom 3:

With laminate wood floor. 9'4 x 8'6



Shower Room:

With white suite comprising w.c., wash hand basin with storage below, fully tiled walk in shower cubicle with mains shower, fully tiled walls, PVC sheeted ceiling and tiled floor.



EXTERIOR FEATURES:

Tarmac driveway leading to storage area with roller door and lights. Garden to rear is laid in lawn and fenced in with concrete patio area with selection of trees and shrubbery with path surrounding the property. Boiler house, shed and two taps to rear. Light to front and rear. Garden to front is laid in lawn with a selection of shrubbery, plants and trees.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Private Garden To Rear
- ** Popular Residential Area

TENURE:

Freehold

CAPITAL VALUE:

£145,000 (Rates: £1546.00 p/a approx.)



