



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

**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

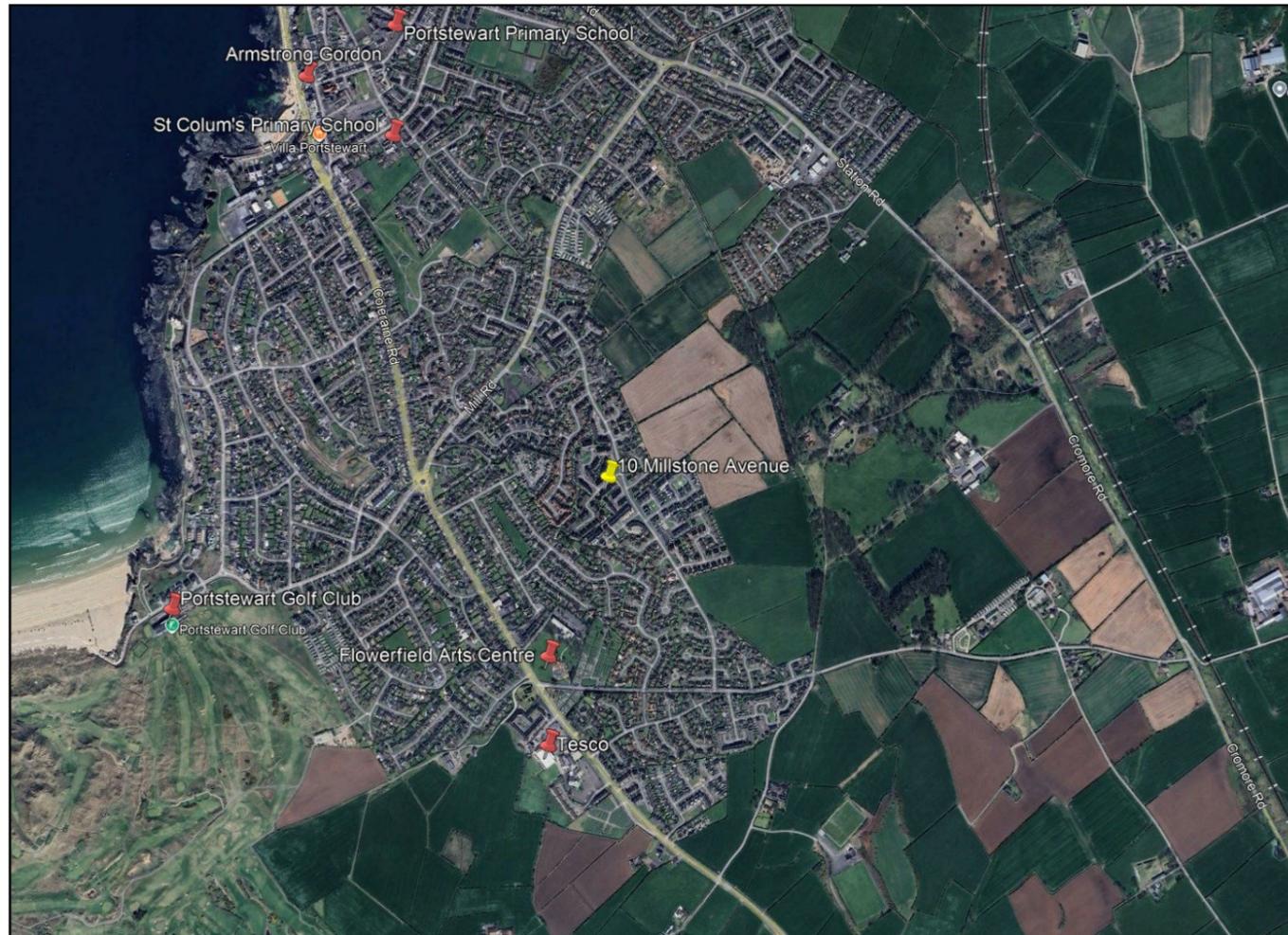
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- Buy To Let
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**Other Financial Services:**

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- Income Protection
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- Landlord Insurance



# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

10 Millstone Avenue

BT55 7GN

Offers Over £279,950

028 7083 2000  
www.armstronggordon.com

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A terrific opportunity to acquire a five bedroom mid terrace town house situated off Lissadell Avenue. Constructed circa 2004 by well known and renowned builders O’Kane & Devine, the property is in good condition throughout and offers both bright and spacious living accommodation. Located in a popular student rental area the property is currently HMO licensed and is let to 4 students from September 2025 until May 2026 deriving a rental income of £2318 pcm (approx). The property also has the potential to derive a summer rental income over July and August. This is undoubtedly an excellent investment opportunity and a fantastic income generator for those wishing to purchase in this beautiful part of the north coast.

Approaching Portstewart on the Coleraine Road, turn right after Tesco at Flowerfield Arts Centre onto the Agherton Road. Take your third left onto Lissadell Avenue and then eighth left onto Millstone Avenue. No 10 will be located on your left hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

5’9 wide with laminate wood floor.

**Separate W.C.:**

With wash hand basin with tiled splashback, extractor fan and tiled floor.

**Lounge:**

With pine surround fireplace with cast iron inset, tiled hearth and laminate wood floor. 16’11 x 10’8

Pane panel glass French doors leading to:



**Kitchen/Dining Area:**

With bowl and half single drainer stainless steel sink unit set in Belfast black granite, high and low level built in units with tiling between, integrated fridge freezer, integrated oven and hob, extractor fan above, saucepan drawers, recessed lighting in pelmets and tiled floor. 17’3 x 9’4



**Utility Room:**

With single drainer stainless steel sink unit, low level units with tiling above, plumbed for automatic washing machine, space for tumble dryer, boiler, extractor fan and tiled floor. 8’10 x 7’10



**FIRST FLOOR:**

**Landing:**

With hot press.

**Bedroom 1:**

With PVC French doors leading to feature balconette. 19’9 x 10’9

**Ensuite** off with w.c., wash hand basin with tiled surround, fully tiled walk in shower cubicle with electric Aqualisa power shower, extractor fan and tiled floor.



**Bedroom 2:**

13'8 x 8'11



**Bedroom 3:**

With 'Velux' window. 12'7 x 8'10



**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, PVC cladded walk in shower cubicle with electric Aqualisa power shower, tiled round bath, extractor fan and tiled floor.

**SECOND FLOOR:**

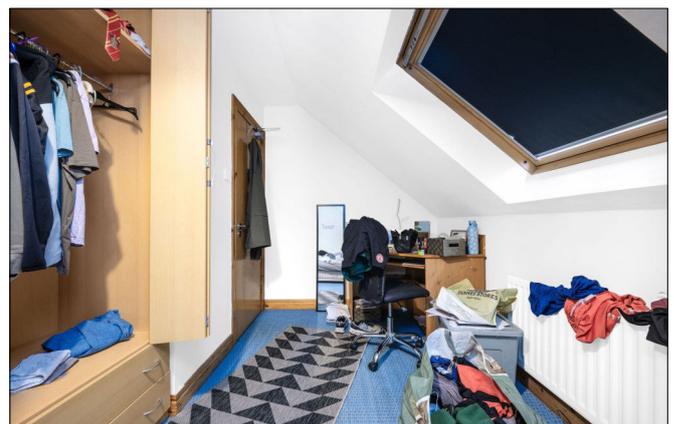
**Landing:**

With access to roof space.



**Bedroom 4:**

With 'Velux' window. 17'3 x 8'4



**Bedroom 5:**

13'7 x 9'9



**EXTERIOR FEATURES**

Paviour parking to front of property leading to integral garage (not accessible). Garden to rear is fully enclosed and laid in lawn.

**SPECIAL FEATURES**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Integral Garage
- \*\* Currently rented to 5 tenants @£2318 PCM for September 2025 - May 2026
- \*\* HMO Licensed

**TENURE**

Leasehold

**MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas.

Current Service Charge is £275.00 p/a approx. (17.02.26) No restrictions on short/long term lets and domestic pets.

