



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

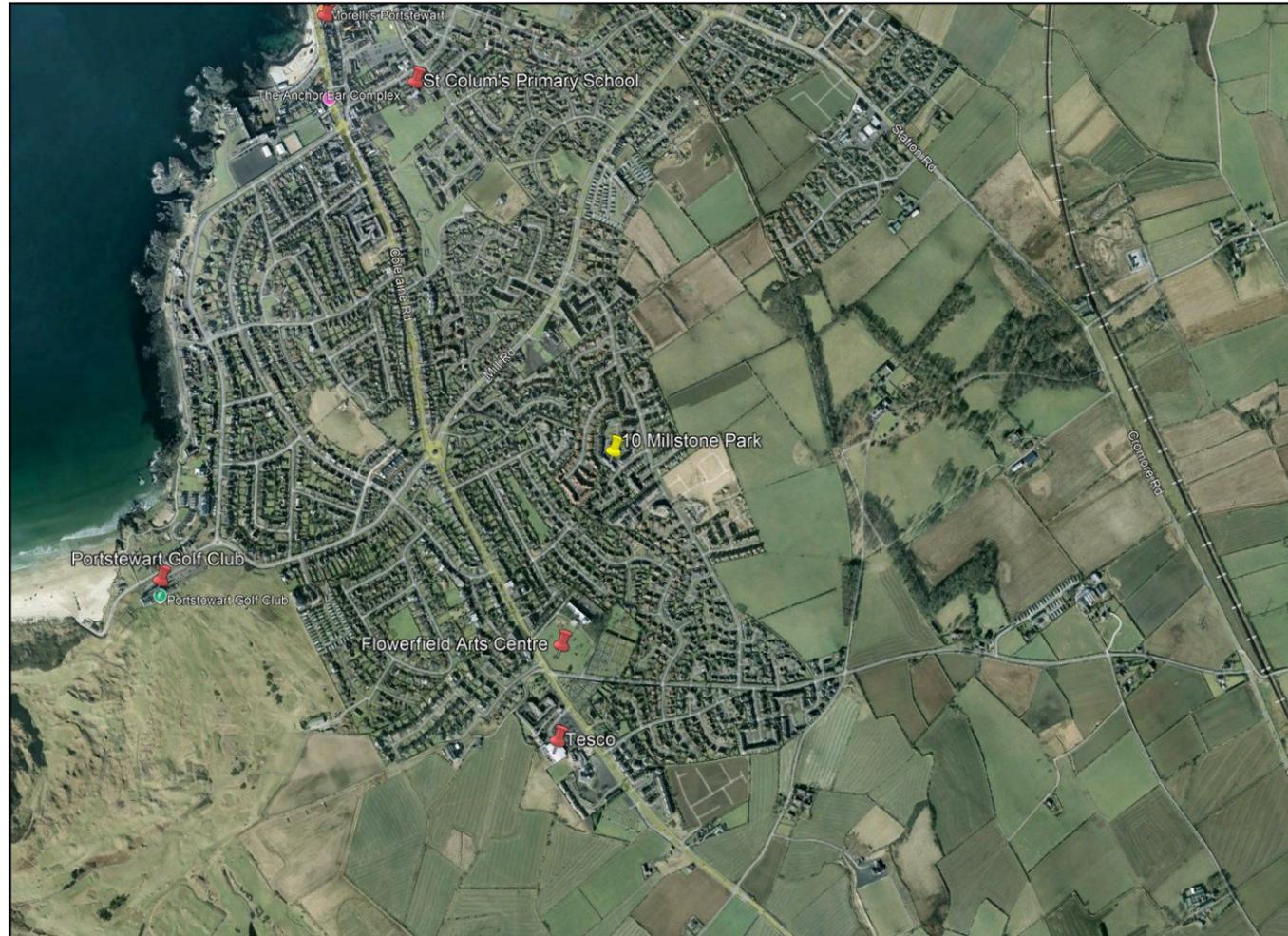
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- Remortgaging
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Other Financial Services:

- Mortgage 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	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

10 Millstone Park

BT55 7HL

Offers Over £225,000

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028 7083 2000
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A superb five bedroom mid terrace residence presented in excellent condition throughout, offering bright, spacious, and well-proportioned accommodation across all levels. Constructed circa 2004 by the highly regarded O'Kane & Devine Ltd, this impressive home has been meticulously maintained and is ready for immediate occupation, as it is currently vacant. The property provides an outstanding opportunity for both homeowners and investors alike, combining generous living space with exceptional value. Early internal inspection is strongly recommended to fully appreciate the quality and condition on offer. Please note: In the agent's opinion, the area is transitioning from mainly student accommodation to a more settled, full-time residential neighbourhood, offering more affordable homes than many other locations.

Approaching Portstewart on the Coleraine Road turn right after Tesco onto the Agherton Road. Take your third left onto Lissadell Avenue and then your ninth left into Millstone Avenue. Take your second right into Millstone Park and No. 10 will be situated on your left hand side just before the green.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

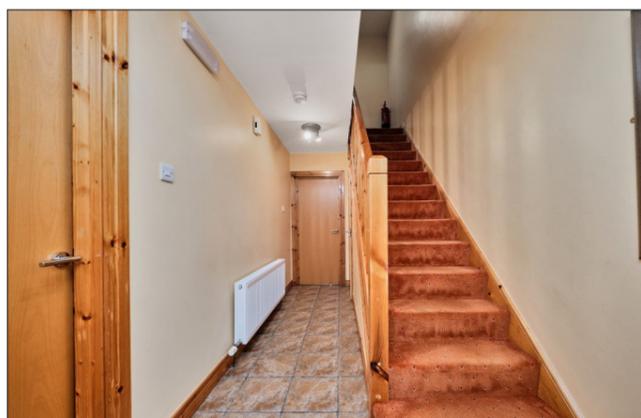
6'4 wide with tiled floor.

Separate W.C.:

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

Lounge:

With wood surrounding fireplace, cast iron inset, tiled hearth, laminate wood floor and pane glass French doors leading to kitchen/dining area. 15'9 x 11'7



Kitchen/Dining Area: 18'6 x 10'7

With bowl and half single drainer stainless steel sink unit, range of high and low level units with under unit lighting, tiling between, integrated ceramic hob, oven and fridge/freezer, stainless steel extractor fan, plumbed for automatic washing machine, dishwasher, drawer bank, tiled floor and sliding PVC patio doors leading to rear garden.



FIRST FLOOR:

Landing:

With hot press.

Bedroom 1:

With PVC French doors leading to feature balconette. 11'8 x 12'3

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



Bedroom 2:

10'8 x 9'4



Bathroom:

With white suite comprising W.C., wash hand basin, fully tiled walk in shower cubicle with electric shower, tiled round bath, extractor fan and tiled floor.



SECOND FLOOR:

Landing:

Bedroom 3:

12'9 x 7'9

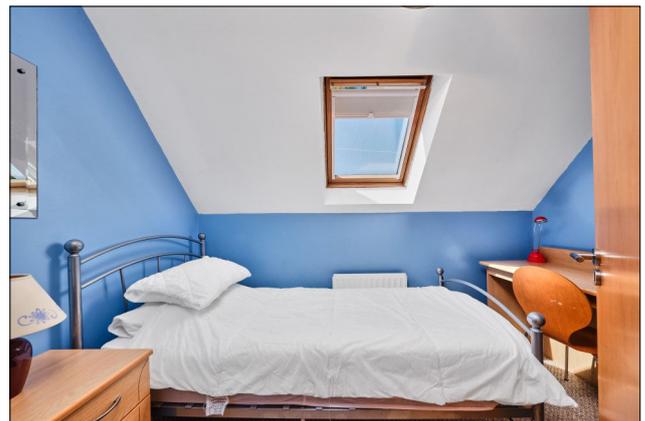


Bedroom 4:

With Velux window. 10'0 x 8'4

Bedroom 5:

With Velux window. 9'8 x 6'4



EXTERIOR FEATURES:

Paviour parking to front of property. Garden to rear is fully enclosed and laid in lawn. Light to front and rear. Tap and boiler to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Condition Throughout
- ** Parking Area To Front Of Property
- ** Becoming Increasingly Popular With Residential Buyers

TENURE:

Leasehold

CAPITAL VALUE:

£219,500 (Rates: £1535.00 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £273.00 p/a approx. (03.03.26) No restrictions on domestic pets. No restrictions on short or long term lets.**

