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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

19 Ballyreagh Mews

BT56 8GR

Offers Over £325,000

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028 7083 2000
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A fabulous 3 bedroom semi-detached house located in the ever popular Ballyreagh Mews development. Constructed circa 2004 by well known local builders, 'The Kennedy Group' the property was finished to their usual standards and attention to detail. The property itself is spacious, modern and well maintained by the current vendors. Ballyreagh Mews benefits from being on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and excellent choice of well known restaurants. This fine home is sure to create instant interest to those seeking a quality holiday home and the selling agent strongly recommends early internal appraisal.

Approaching Portstewart on the Coleraine Road, turn onto Agherton Avenue opposite Portstewart Baptist Church. Take your first left into Ballyaghraan Park and No 7 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'6 wide with tiled floor.

Separate W.C.:

With wash hand basin with tiled splashback, under stairs storage cupboard, extractor fan and tiled floor.

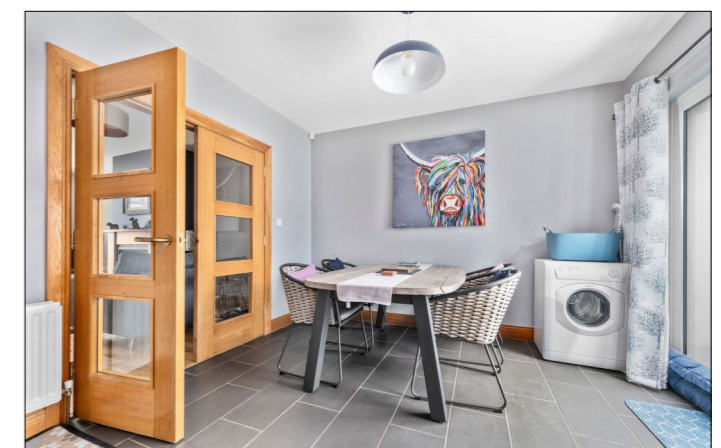
Lounge: 18'6 x 11'1

With pine surround fireplace with cast iron inset and tiled hearth, solid wood floor and French pane panel doors leading to:



Kitchen/Dining Area:

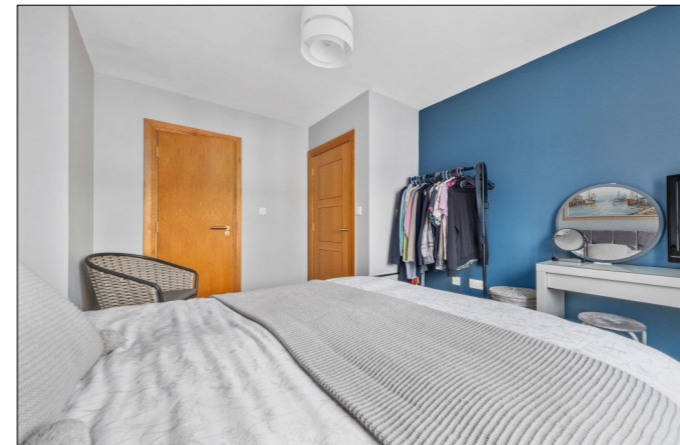
With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, integrated double oven, stainless steel extractor fan above, integrated fridge freezer, washing machine and dishwasher, tiled floor and sliding patio doors leading to rear garden. 17'11 x 11'2



Bedroom 1:

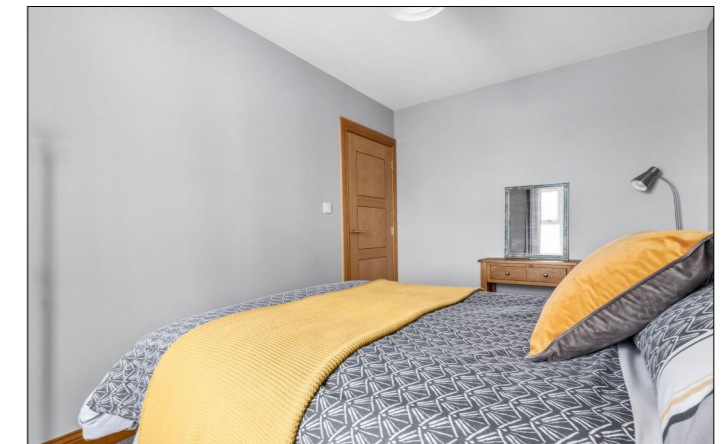
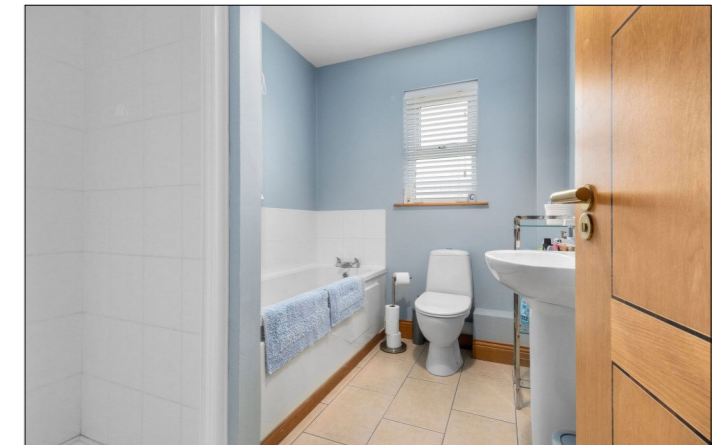
13'2 x 11'1

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:

13'7 x 8'6



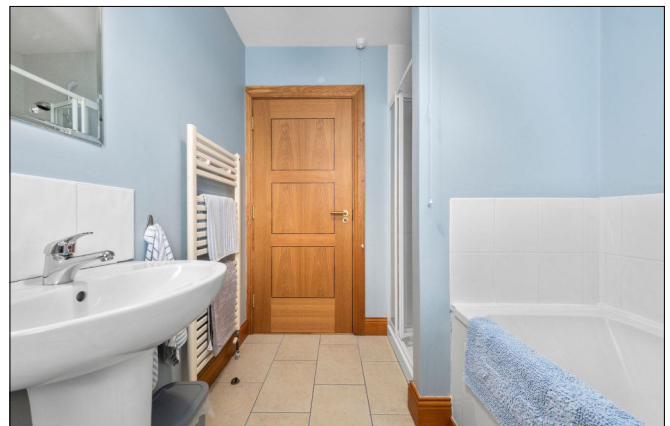
Bedroom 3:

With built in wardrobe. 9'11 x 9'1



Bathroom:

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



EXTERIOR FEATURES:

Garden to front is laid in lawn with private parking to front. Garden to rear is fenced in and fully paved. Light to front and rear. Tap and shed to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Decorative Order
- ** Private Parking & Fully Enclosed Rear Garden

TENURE:

TBC

CAPITAL VALUE:

£170,000 (Rates: £1739.00 p/a approx.)



MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £250.00 p/a approx. (01.04.26)**

Domestic pets are permitted. No restrictions on long or short term lets.

