



FREE INDEPENDENT FINANCIAL ADVICE

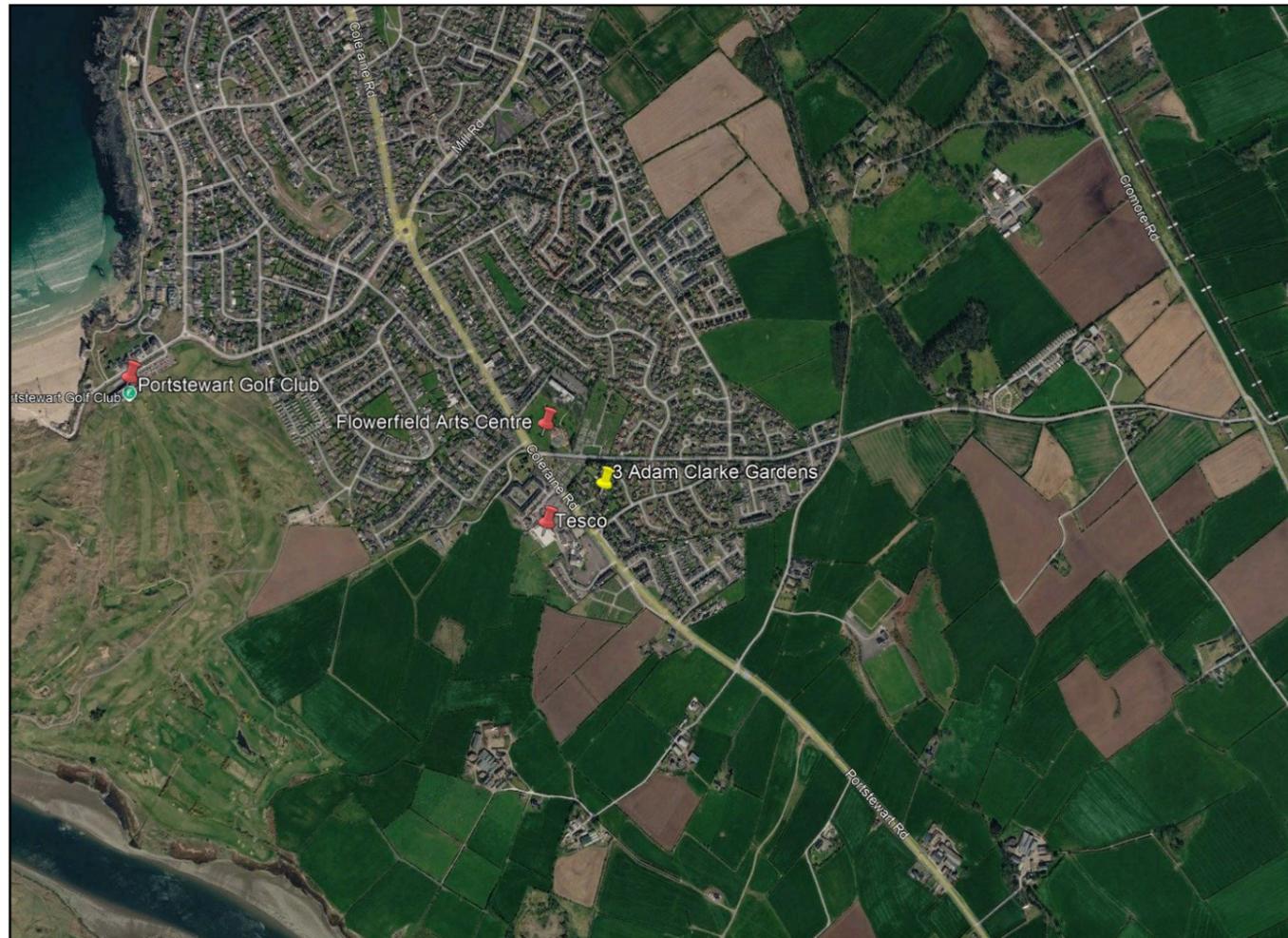
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To arrange a private consultation appointment, please contact Armstrong Gordon on **028 7083 2000**

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	49 E	
21-38	F		
1-20	G		

PORTSTEWART

3 Adam Clarke Gardens

BT55 7SB

Offers Over £650,000

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An incredibly unique and excellent opportunity to acquire an incredible four/five bedroom detached residence located in an exclusive residential cul de sac of only five detached properties set on a magnificent and very generously proportioned site. Constructed circa 1988 by Blackbourne & McComb Ltd, internally the property extends to approximately 3422 sq. ft of living space offering well proportioned family accommodation right through. Throughout the house there is a feel of exceptional character and an opportunity for the next purchaser to modernise and renovate to their own liking. Externally this exceptional home is situated on an exceptional sized site with fabulous mature gardens surrounding the entire property. Quite simply a magnificent home on a wonderful site.

Approaching Portstewart on the Coleraine Road, Adam Clarke Gardens will be on your right hand side opposite Tesco. No 3 will be the house directly ahead of you as you drive into the cul de sac.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

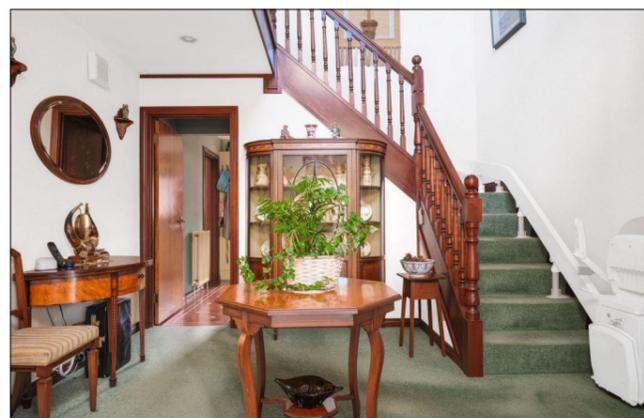
Entrance Porch: 10'7 x 7'2

With pine sheeted ceiling, leaded glass windows through to;



Entrance Hall:

With recessed lighting and mezzanine style staircase. 11'8 x 11'11



Family Room:

With marble surround fireplace, hearth and mahogany mantle. 17'8 x 11'1



Lounge: 18'1 x 14'11

With mahogany surround fireplace, marble inset hearth and pane panel French doors leading to;



Dining Room: 17'2 x 12'8

With pane panel French doors leading to;



Sitting Room: 14'11 x 11'8

With panel pane panel French doors leading to;



Conservatory:

With feature brick walls, part stained glass, tiled floor and PVC French doors leading to rear garden. 13'6 x 12'5

Kitchen/Dining Area: 23'9 x 10'8

With bowl and half single drainer sink unit, high and low level built in units with tiling between, space for cooker, canopy style extractor fan above, tiled splashback, integrated fridge freezer, integrated dishwasher, saucepan drawers, leaded glass display cabinets, under stairs storage cupboard and tiled floor.



Dining Room 2:

With tiled floor and archway through to;

Snug: 12'11 x 10'3

With pine sheeted ceiling, recessed lighting, laminate wood floor and French doors leading to rear garden. Door into;



Office:

With laminate wood floor. 10'4 x 6'6

Rear Porch Off Kitchen:

With tiled floor and door leading to rear garden and door into garage.

Separate W.C.:

With wash hand basin, half tiled walls and tiled floor.

Utility Room:

With single drainer stainless steel sink unit, high and low level built in units, with tiling between, plumbed for automatic washing machine and space for tumble dryer. 8'9 x 7'10

FIRST FLOOR:

Landing:

With hot press and access to roof space.



Dressing Room:

With full wall mirrored slide robes, PVC sheeted ceiling, recessed lighting, 'Velux' window and shower cubicle. 18'4 x 11'1

Bedroom 1:

18'8 x 11'1

Ensuite off with coloured suite, w.c., wash hand basin, PVC clad walk in shower cubicle with electric shower, 'Jacuzzi' style bath, fully tiled walls.

Bedroom 2:

With full wall built in mirrored wardrobes. 14'9 x 10'9

Bedroom 3:

With full wall built in mirrored wardrobes. 14'11 x 9'3

Bedroom 4:

With built in mirrored wardrobes. 14'11 x 9'3

Bathroom:

With coloured suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, telephone shower over bath, fully tiled walls and recessed lighting.

EXTERIOR FEATURES:

Tarmac driveway to front of property leading to double integral garage 19'9 x 18'0 with roller door, light, power point and boiler. Garden to front and side are laid in lawn with large selection of mature hedging, shrubbery and trees. Garden to rear is fenced, laid in lawn with extensive paviour patio area, and combination of mature hedging, shrubbery and trees. Paviour path surrounding property. Lights to front, rear and side. Tap to rear and side. Storage house to rear 12'5 x 7'9.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Wood framed Mahogany Double Glazed Windows
- ** Double Integral Garage
- ** Generous Mature Site

TENURE:

Freehold

CAPITAL VALUE:

£390,000 (Rates: £3,990.00 p/a approx.)



