



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

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	37 F	
1-20	G		

PORTSTEWART

10 Glenn Park

BT55 7EU

Offers Over £229,500

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A wonderful opportunity to acquire a three bedroom semi-detached bungalow located in the ever popular development of Dunsuivnish. Internally the property is both bright and well laid out. Externally the property benefits from garden area to front and rear and benefits from a full enclosure to the rear. Located in the idyllic seaside town of Portstewart, the property is within easy access to beautiful beaches, scenic coastal walks and golf courses and within proximity to a supermarket, bus stop and within easy reach of the University of Ulster, Coleraine campus. All in all, a fine home which should attract keen interest from a wide spectrum of potential purchasers.

Approaching Portstewart from Coleraine on the Station Road, take your first left before the Supervalu Filling Station into Dunsuivnish Avenue. Take your third right into Glenn Park and No 10 will be located on your right hand side.

ACCOMMODATION COMPRISES:

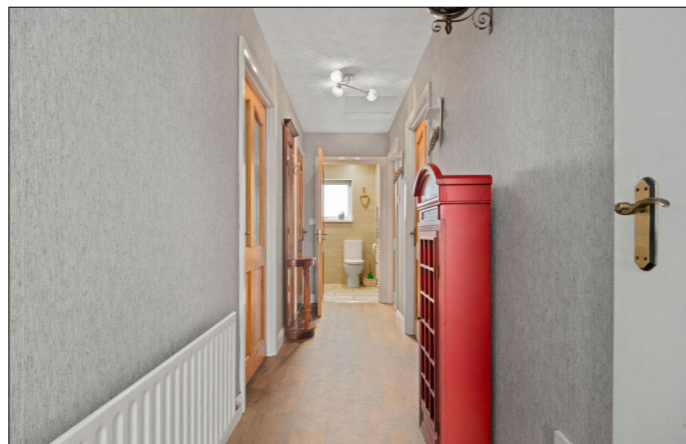
GROUND FLOOR:

Entrance Hall:

With storage cupboard, hot press and access to roof space.

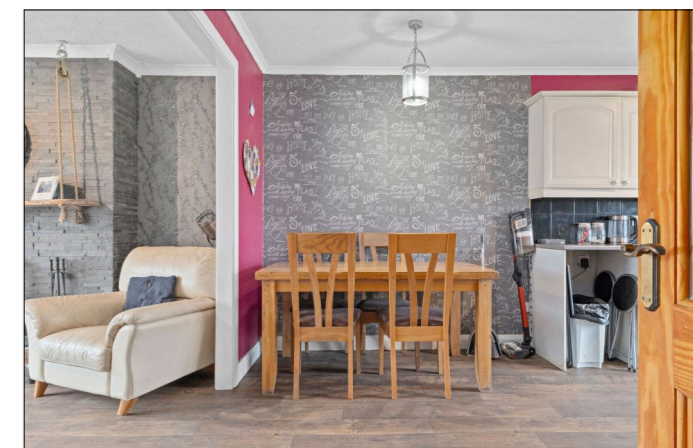
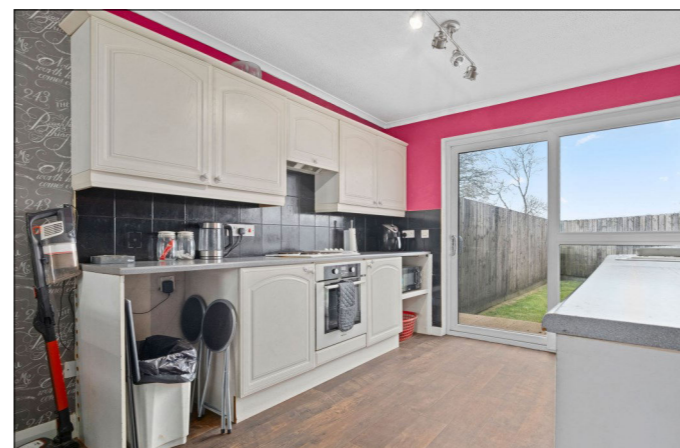
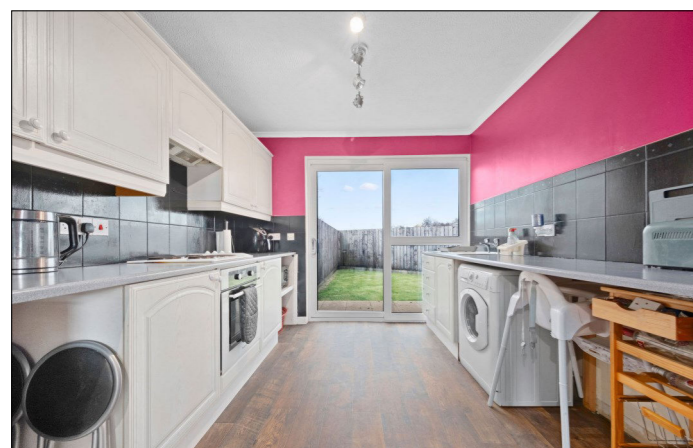
Lounge:

With raised hearth with slate fireplace, feature slate wall and coving. 13'10 x 11'10



Kitchen/Dining Area:

With stainless steel sink unit, high and low level built in units with tiling between, space for fridge freezer, plumbed for automatic dishwasher, plumbed for automatic washing machine, space for tumble dryer and sliding PVC patio doors leading to rear garden. 17'9 x 11'10



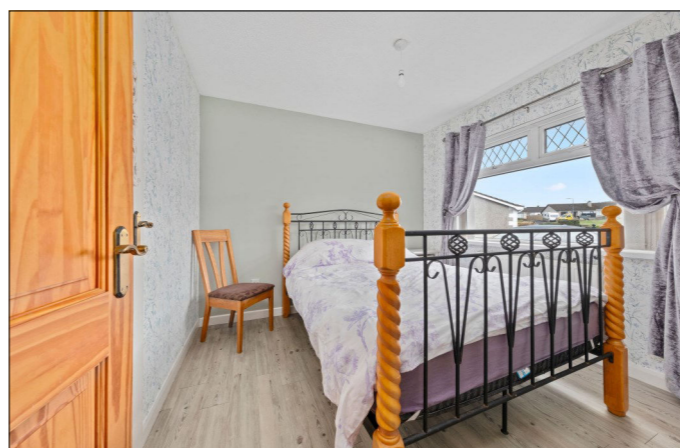
Bedroom 1:

With recessed lighting in pine sheeted ceiling and laminate wood floor. 11'4 x 10'6



Bedroom 2:

With built in wardrobe and 'Amtico' floor. 11'5 x 10'6



Bedroom 3:

With built in wardrobe and 'Amtico' floor. 9'6 x 9'5

Bathroom:

With white suite comprising w.c., floating wash hand basin with storage below, fully PVC cladded walk in shower cubicle with electric shower, heated towel rail, PVC cladded walls, recessed lighting in PVC sheeted ceiling, extractor fan and tiled floor.



EXTERIOR FEATURES:

Outside to rear there is a garden laid in lawn and fenced in with paved patio. Outside to front there is a gravel garden and concrete driveway leading to detached garage with additional tarmac drive.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Detached Garage
- ** Generously Proportioned Rear Garden

TENURE:

Freehold

CAPITAL VALUE:

£115,000 (Rates: £1176.00 p/a approx.)

