



FREE INDEPENDENT FINANCIAL ADVICE

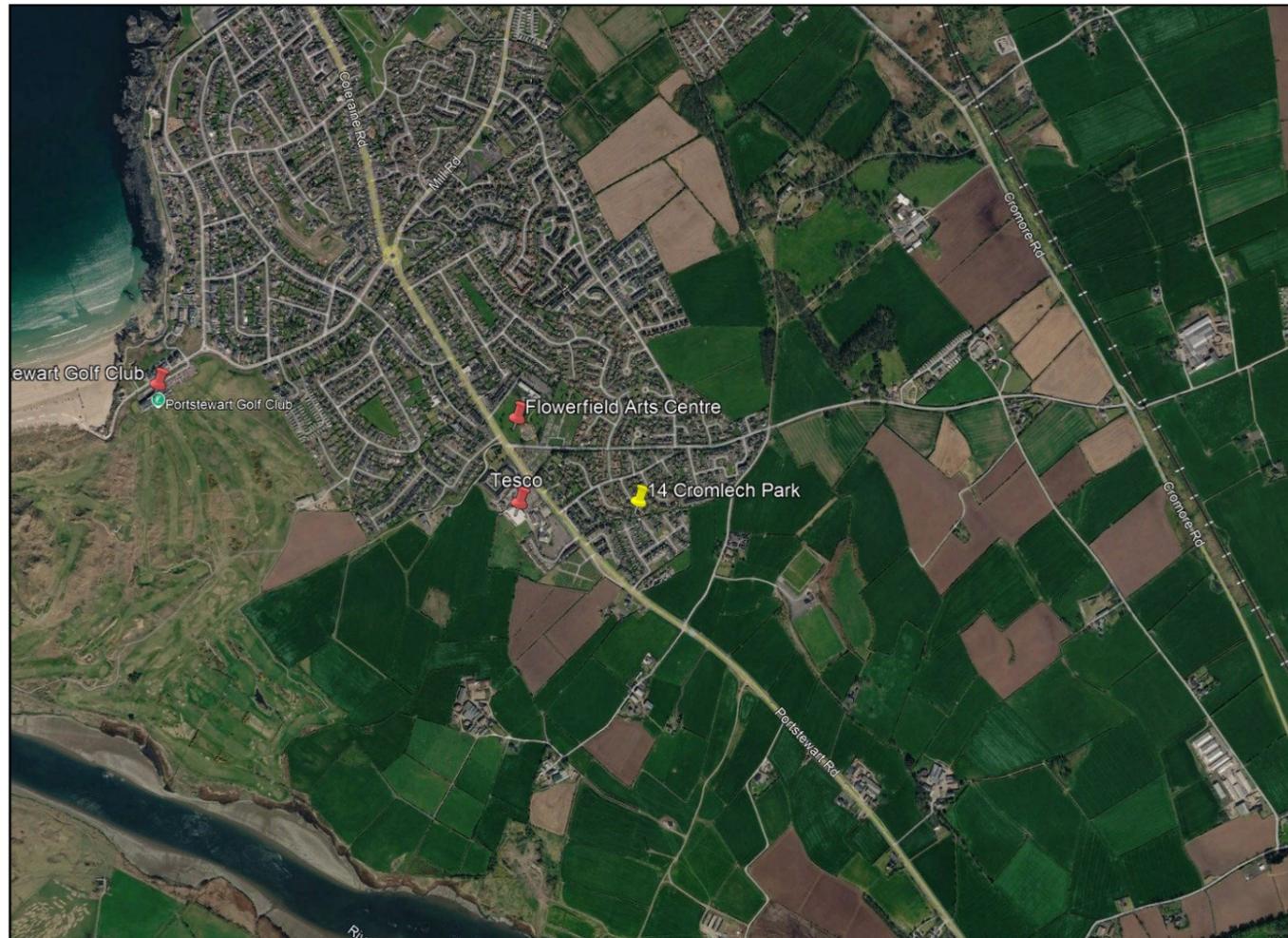
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To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

14 Cromlech Park

BT55 7QD

Offers Over £265,000

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An impressive five bedroom semi-detached house situated in one of Portstewart's most popular residential areas. The property itself offers an abundance of accommodation with bright and spacious rooms throughout and extending to approximately 1302 sq. ft of living space. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of local amenities including shops, schools, churches, restaurants, bars and coffee houses. This well laid out property will appeal to those seeking family living in a very relaxed and comfortable living environment. With so many quality attributes on offer, we highly recommend early internal appraisal to appreciate all this fantastic home has to offer.

Approaching Portstewart on the Coleraine Road, turn onto Agherton Avenue opposite Portstewart Baptist Church. Take your third right into Cromlech Park and No.14 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

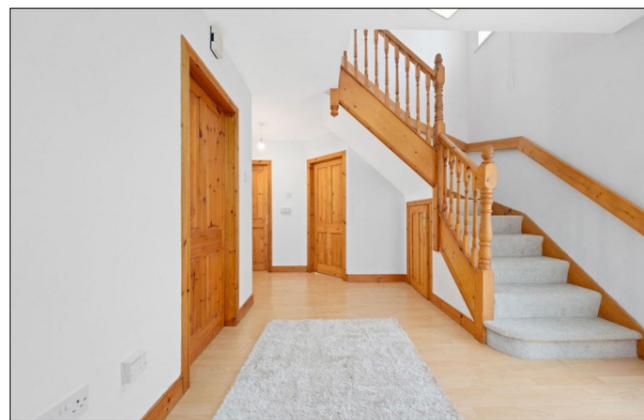
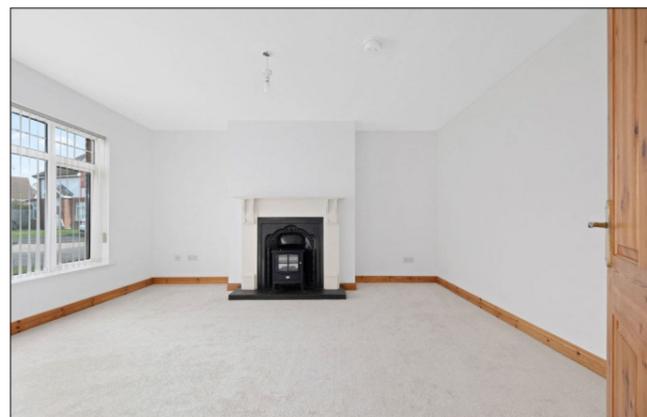
4'9 wide with under stairs storage cupboard and laminate wood floor.

Separate W.C.:

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

Lounge:

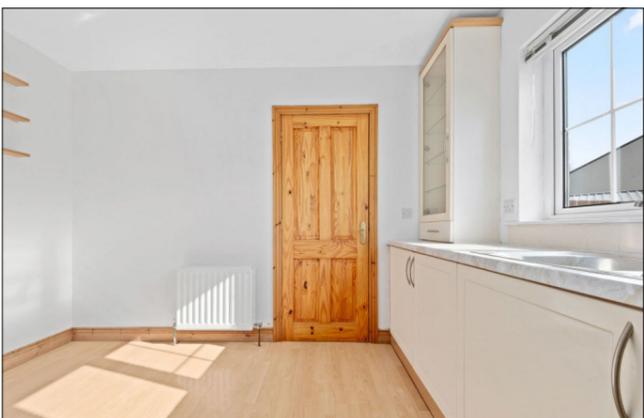
With wood surround fireplace with cast iron inset and tiled hearth. 13'8 x 15'0



Kitchen:

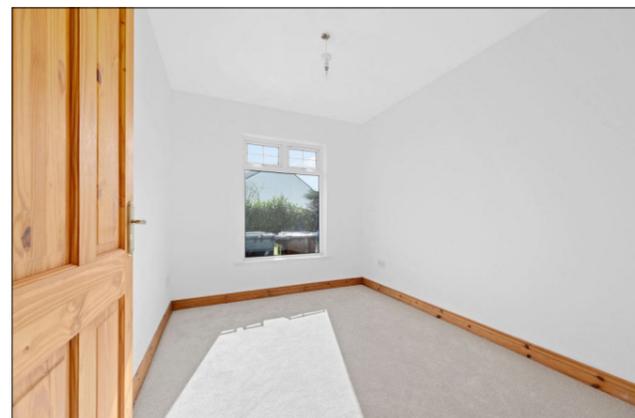
With bowl and half single drainer stainless steel sink unit, high and low level built in units, integrated hob, integrated oven, extractor fan above with tiled splashback, space for fridge and glass display cabinets.

8'10 x 10'4



Utility Room:

With single drainer stainless steel sink unit, high and low level built in units with tiling above, plumbed for automatic washing machine, space for tumble dryer and boiler in cupboard. 4'10 x 6'10



Dining Area:

11'1 x 8'1



FIRST FLOOR:

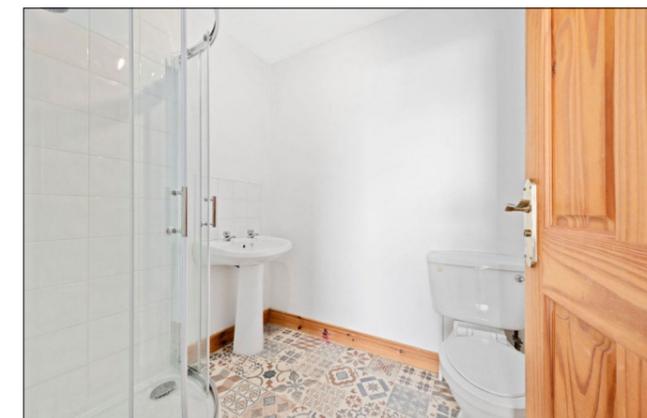
Landing:

With hot press and access to roof space.

Bedroom 1:

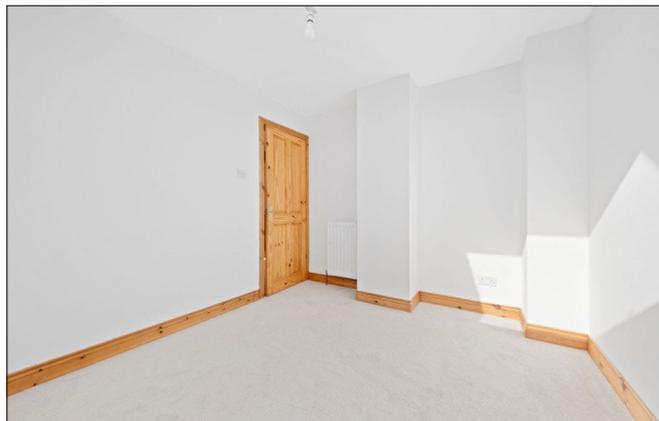
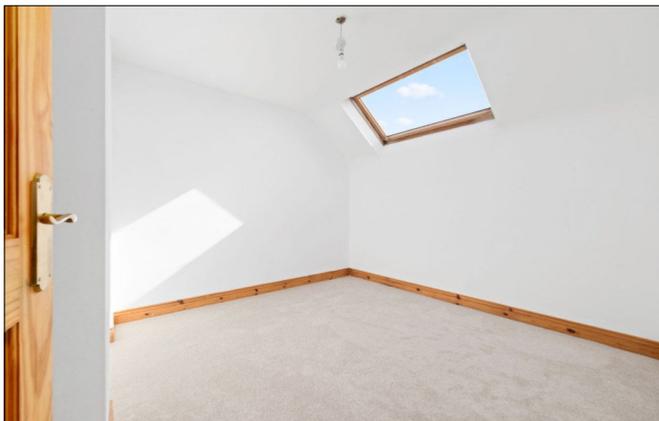
With built in wardrobe with rail and shelving. 9'5 x 11'4

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



Bedroom 2:

With 'Velux' window. 10'1 x 8'8



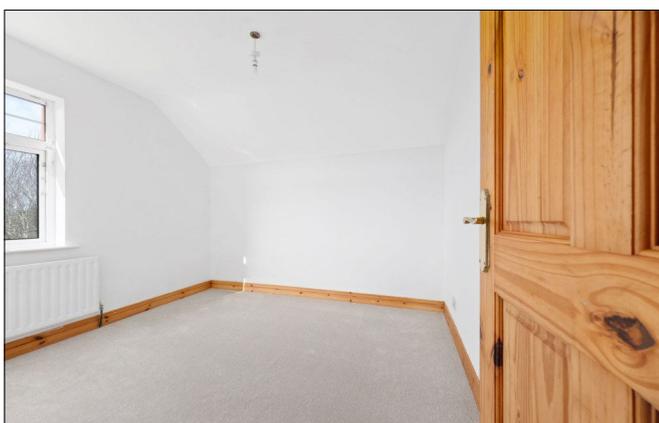
Bedroom 3:

With 'Velux' window. 9'1 x 11'1



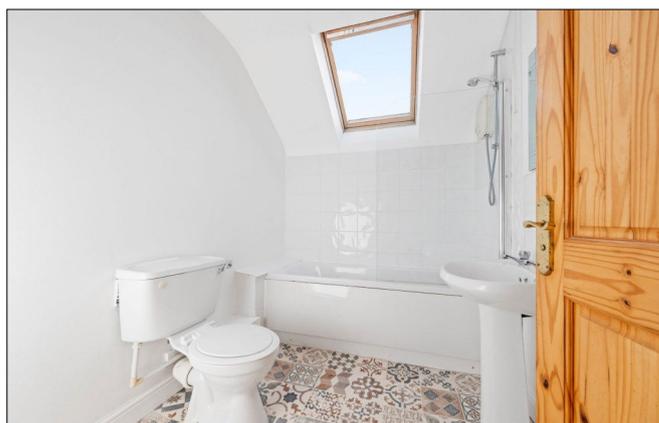
Bedroom 4:

11'1 x 8'1



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, electric shower over bath with tiled surround and extractor fan.



EXTERIOR FEATURES:

Screened driveway to front and side of property. Garden to front is laid in lawn. Garden to rear is laid in lawn and fully fenced in with screened patio area with selection of trees. Light to front and rear. Shed and tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating (New Grant Oil Boiler Installed)
- ** PVC Double Glazed Windows
- ** Rear Garden With Southerly Aspect
- ** 5 Bedrooms/1 Reception or 4 Bedrooms/2 Receptions

TENURE:

Leasehold

CAPITAL VALUE:

£150,000 (Rates: £1535.00 p/a approx.)

