



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

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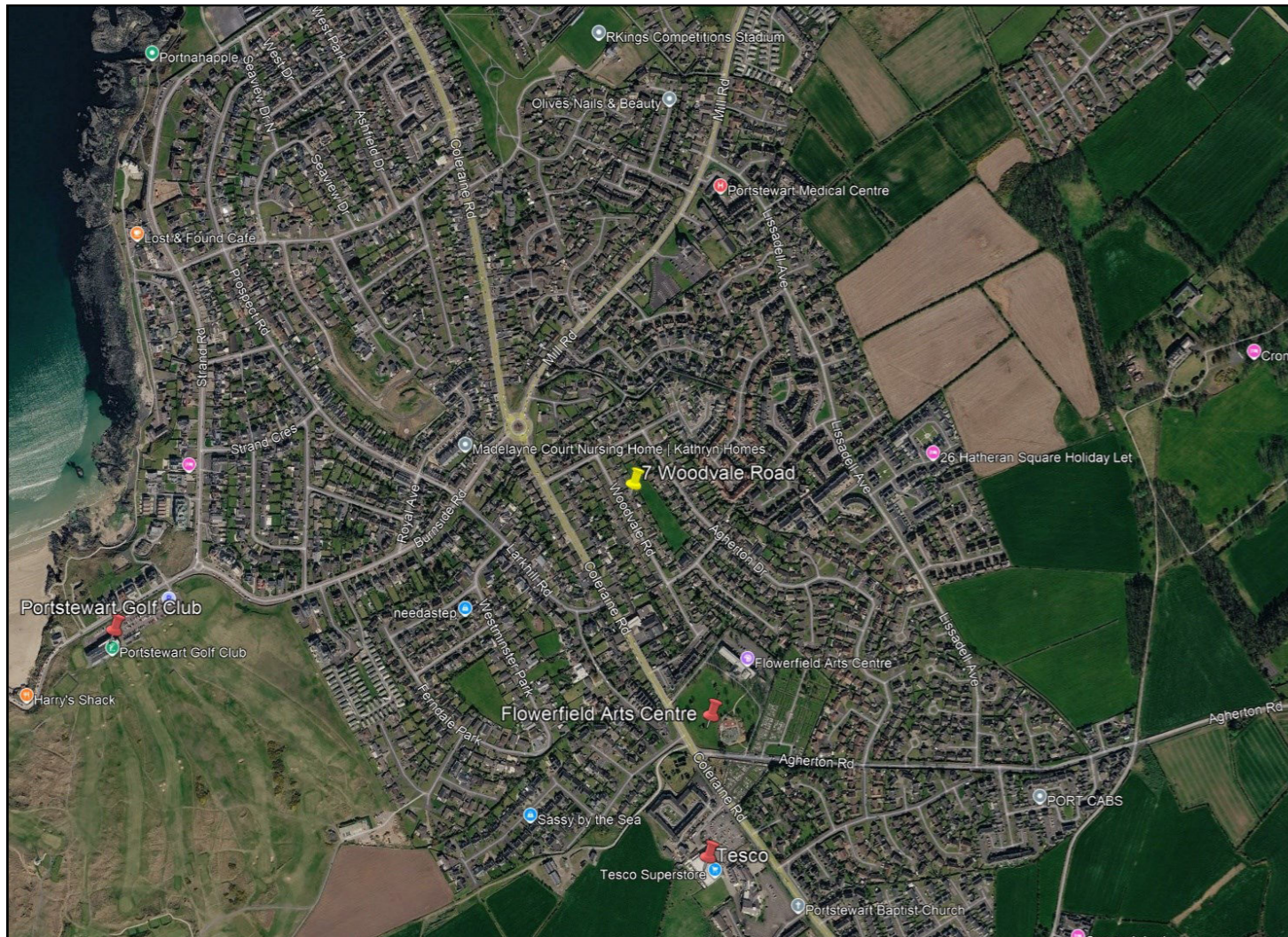
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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	48 E	
21-38	F		
1-20	G		

PORTSTEWART

7 Woodvale Road

BT55 7HY

Offers Over £335,000

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A very attractive four bedroom detached bungalow, situated in a popular residential area. Having been very well maintained and modernised, this delightful home enjoys bright and well laid out accommodation and is in excellent decorative order throughout. Externally the property benefits from front and rear garden with tarmac driveway to front and fully enclosed generously proportioned garden to rear. Close at hand are a range of local amenities including Tesco, Flowerfield Arts Centre including the award winning Diversity Playpark - one of only two fully accessible playparks for children in Northern Ireland, churches, schools and of course Portstewart Golf Club and Strand Beach. The property would be ideally suitable as a family home or indeed anyone seeking a property in this beautiful part of the North Coast. Early internal inspection is highly recommended as bungalows are currently high in demand.

Approaching Portstewart on the main Coleraine Road, take the first turn on the right into Fairfield Road after the Texaco Petrol Station and before Burnside roundabout. Take your first right into Woodvale Road and No 7 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'1 wide with access to roof space and laminate wood floor.

Lounge:

With marble surround fireplace with marble inset and hearth. 16'5 x 11'10



Dining/Family Room:

With recessed multi fuel stove, built in shelving with storage below, wood sheeted ceiling, part laminate wood floor and PVC sliding patio doors leading to rear garden. 18'0 x 12'3



Kitchen:

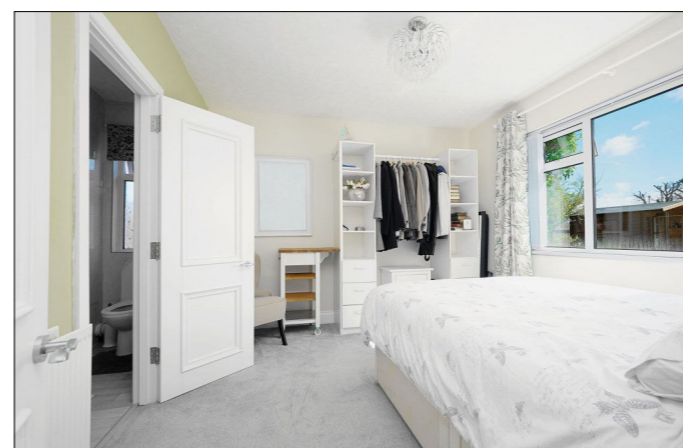
With single drainer stainless steel sink unit, high and low level built in units with tiling between and under unit lighting, integrated induction hob, extractor fan above, integrated double eye level ovens, integrated fridge, integrated dishwasher, sky light, saucepan drawers, drawer bank, fully tiled walls, strip lighting, laminate wood floor and pedestrian door leading to rear garden and door leading to integral garage. 17'9 x 10'9



Bedroom 1:

11'5 x 10'7

Ensuite off with w.c., wash hand basin with storage below, fully tiled walk in shower area with electric shower, shaver point and extractor fan.



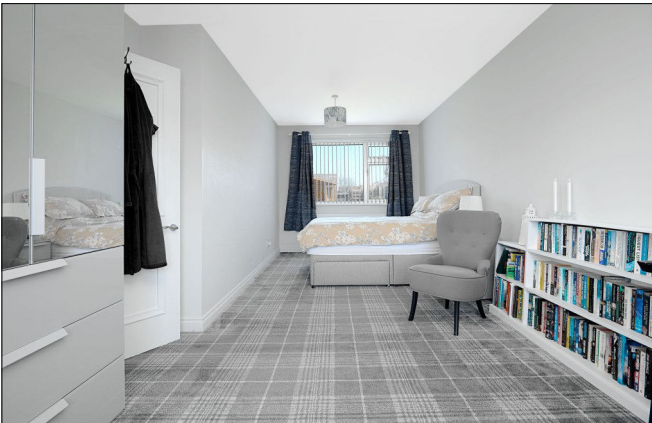
Bedroom 2:

12'1 x 9'2



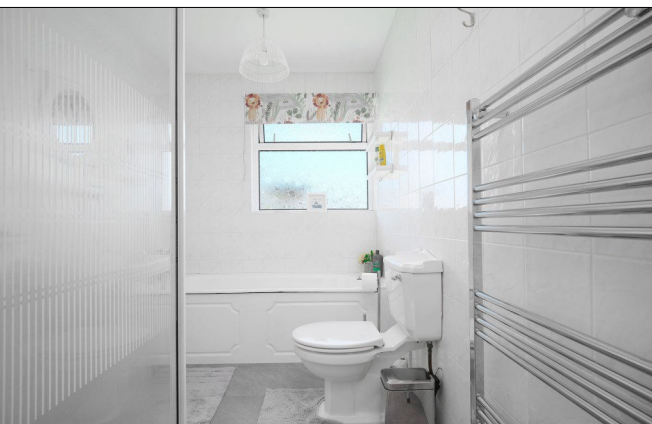
Bedroom 3:

With built in furniture consisting of two double mirrored wardrobes, one single wardrobe and chest of drawers. 24'4 x 10'8



Bedroom 4:

9'2 x 8'9



Bathroom:

With white suite comprising w.c., wash hand basin, telephone hand shower over bath, fully tiled walk in shower cubicle with electric shower, heated towel rail, hot press and part tiled walls.

EXTERIOR FEATURES:

Tarmac driveway leading to integral garage 17'0 x 9'0 with plumbed for automatic washing machine, space for tumble dryer, roller door, light and power points, boiler and door to side. Garden to front is laid in lawn with selection of established shrubbery, plants, trees and hedging. Garden to rear is fenced in and laid in lawn with concrete patio area and paved pathway leading to additional paved patio. Extensive selection of shrubbery, plants, trees and bushes. Light to rear. Tap to rear. Summer House 7'5 x 7'5 and shed.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Excellent Decorative Order
- ** Generously Proportioned Enclosed Rear Garden

TENURE:

Freehold

CAPITAL VALUE:

£195,000 (Rates: £2079.00 p/a approx.)

