

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

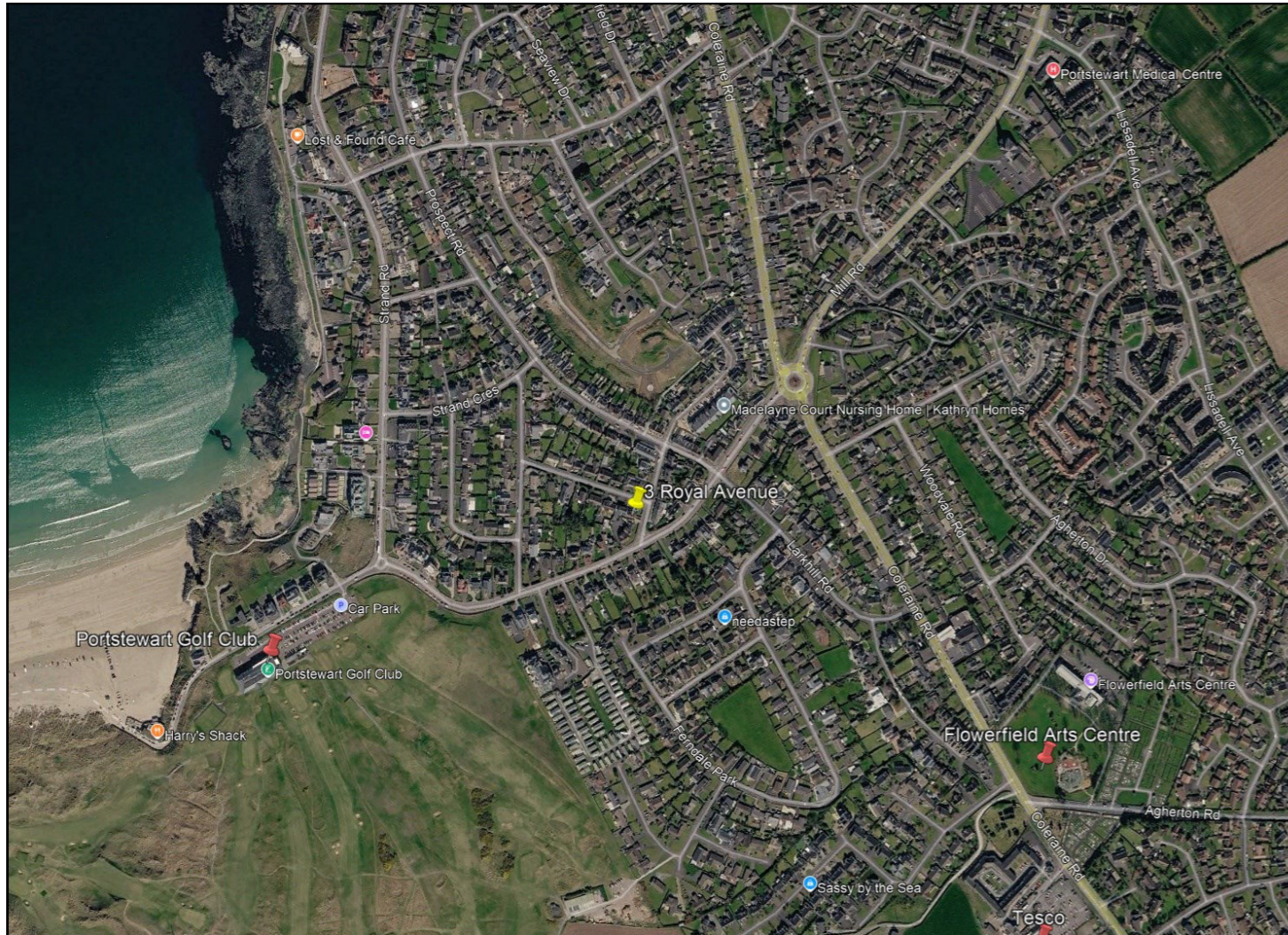
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	65 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

3 Royal Avenue

BT55 7LE

Offers Over £494,500

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028 7083 2000
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A beautifully presented four bedroom detached residence extending to approximately 1,410 sq. ft, ideally situated close to the stunning Portstewart Strand and renowned Portstewart Golf Club. Constructed circa 1955, this charming home effortlessly blends character with modern comfort, offering generous and well proportioned accommodation throughout. Set on a mature and private corner site, the property enjoys comfort and a highly sought after coastal setting, perfect for a wide spectrum of buyers. Externally, the property is surrounded by mature gardens to front, side and rear, providing privacy and outdoor enjoyment. Located within easy reach of the golden sands of Portstewart Strand and the prestigious golf club, this home presents a rare opportunity to acquire a spacious detached property in one of the North Coast's most desirable locations. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Approaching Portstewart on the Coleraine Road, take your first left at the Burnside roundabout onto Burnside Road. Take your second right into Royal Avenue and No 3 will be located on your left hand side on the corner of Regent Park.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5'11 wide with under stairs storage cupboard, study area and solid wood floor.



Study Area:

Situated to rear of hallway.

Separate W.C.:

With wash hand basin with tiled splashback and tiled floor.



Lounge:

With Victorian style surround fireplace with cast iron and tiled inset, slate hearth and solid wood floor. 16'9 x 10'4



Kitchen/Dining/Family Area: 27'2 x 10'1

With double drainer stainless steel sink unit, high and low level unit with tiling between, integrated ceramic hob, black angled extractor fan above, tiled splashback, integrated 'Hotpoint' eye level double ovens, recess for microwave, space for fridge freezer, plumbed for automatic dishwasher, corner shelving, recessed lighting and tiled floor.



Family Area:

With multi burner stove with granite fireplace, dimmer control panel, recessed lighting and solid wood floor.



Utility Room:

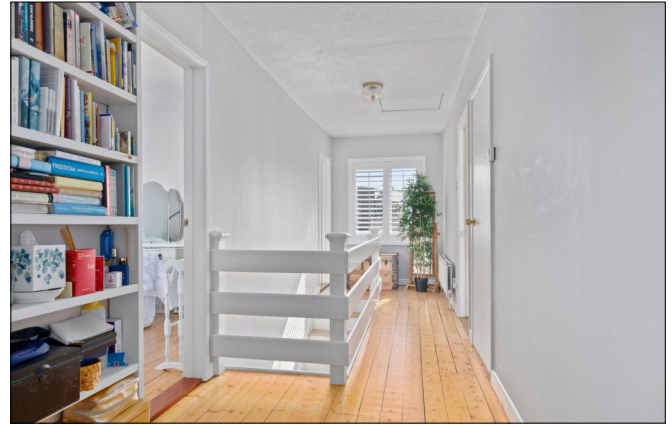
With double bowl stainless steel single drainer sink unit, high and low level built in units, plumbed for automatic washing machine, space for freezer, tiled floor and pedestrian door leading to rear garden. 9'4 x 5'9



FIRST FLOOR:

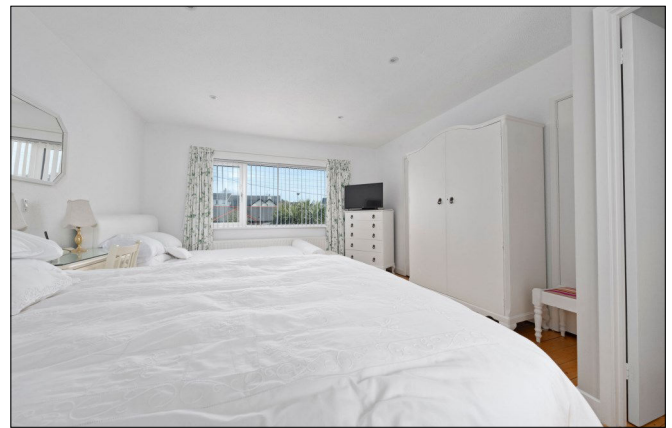
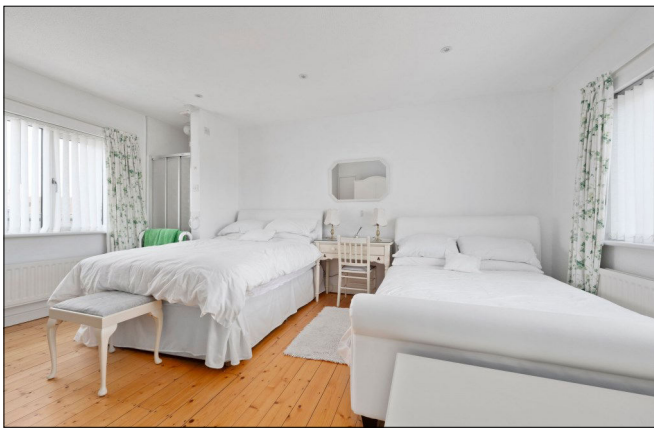
Landing:

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



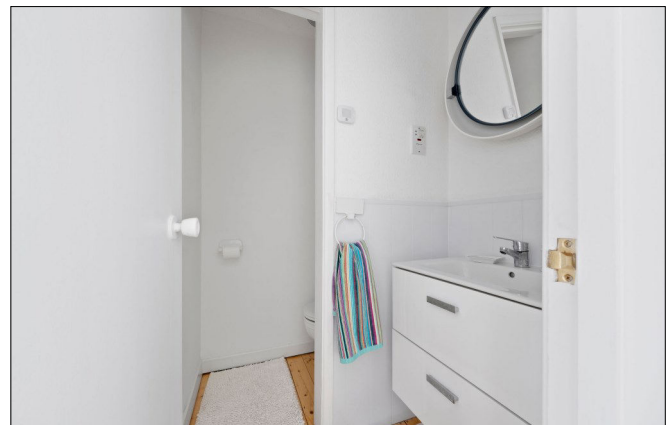
Bedroom 1:

With recessed lighting and solid wood floor. PVC cladded walk in shower cubicle with electric shower and extractor fan. 16'6 x 13'1



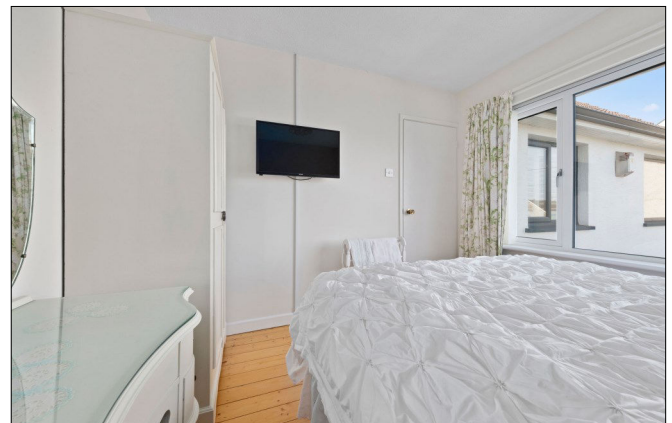
Separate W.C.:

With w.c., floating wash hand basin, part PVC cladded walls, shaver point and solid wood floor.



Bedroom 2:

With solid wood floor. 10'2 x 10'0



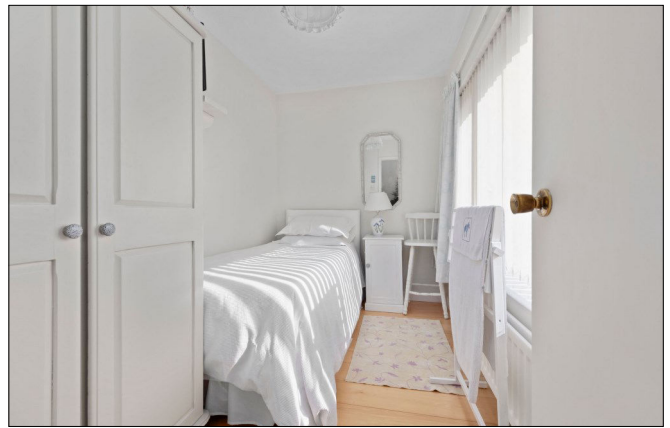
Bedroom 3:

With solid wood floor. 10'1 x 9'11



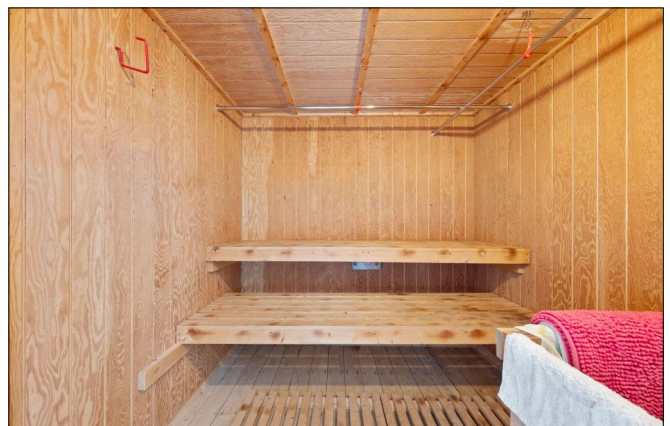
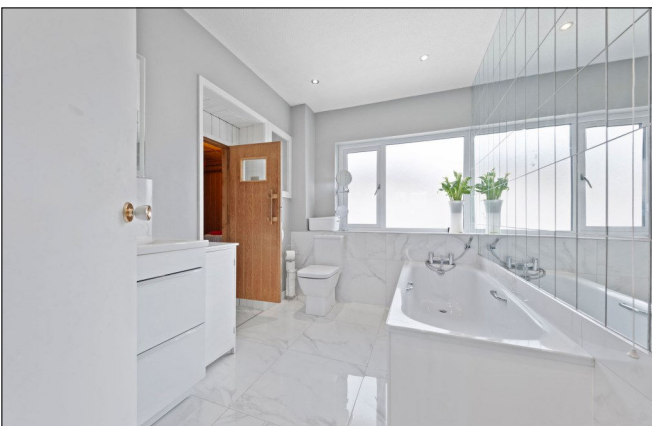
Bedroom 4:

With solid wood floor. 10'2 x 6'7



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback and storage below, fully tiled walk in shower cubicle with mains shower, bath with telephone hand shower, shaver point, part tiled walls, part mirrored walls, extractor fan, recessed lighting, tiled floor and door leading to sauna.



EXTERIOR FEATURES:

Concrete driveway with parking for multiple cars leading to garage 15'11 x 13'2 with up and over door and light points. Second access leading to side of house. Private garden to front is laid in lawn surrounded by established hedging and a selection of shrubbery and plants. Paved patio area and concrete path surrounding property. Light to front and side. Tap to side.

SPECIAL FEATURES:

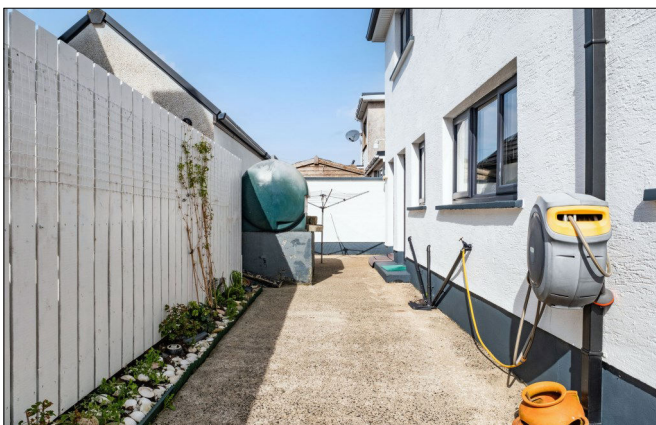
- ** Oil Fired Central Heating—New Boiler Installed in September 2016
- ** PVC Triple Glazed Windows
- ** Attached Garage
- ** Close Proximity To Portstewart Golf Club & Strand Beach
- ** Excellent Decorative Order Throughout

TENURE:

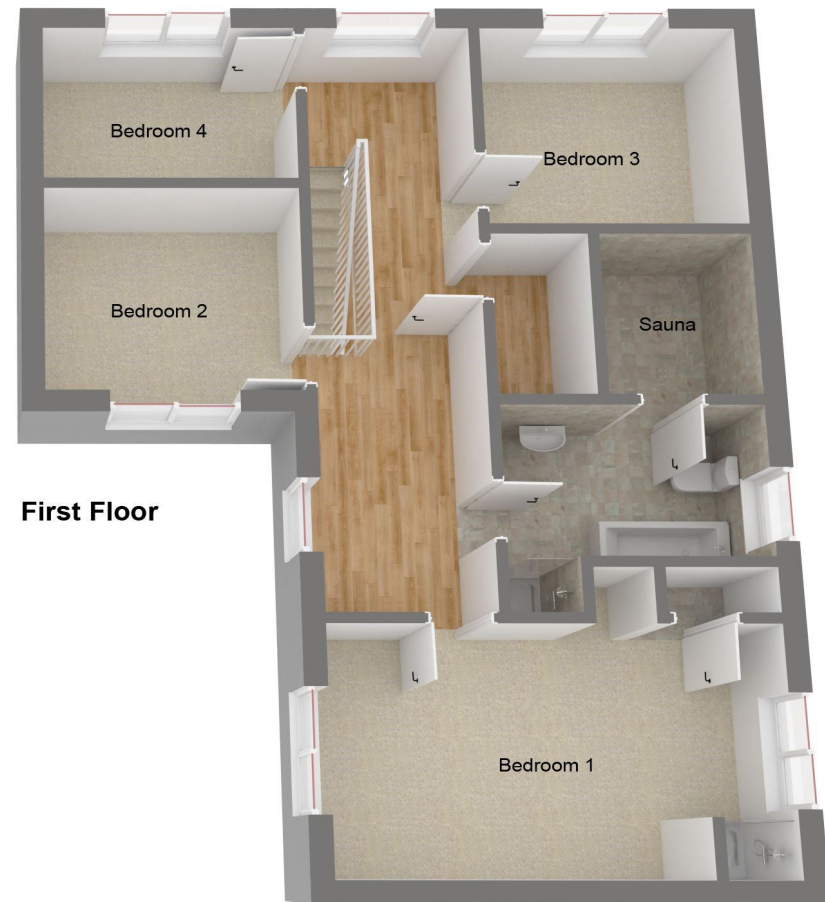
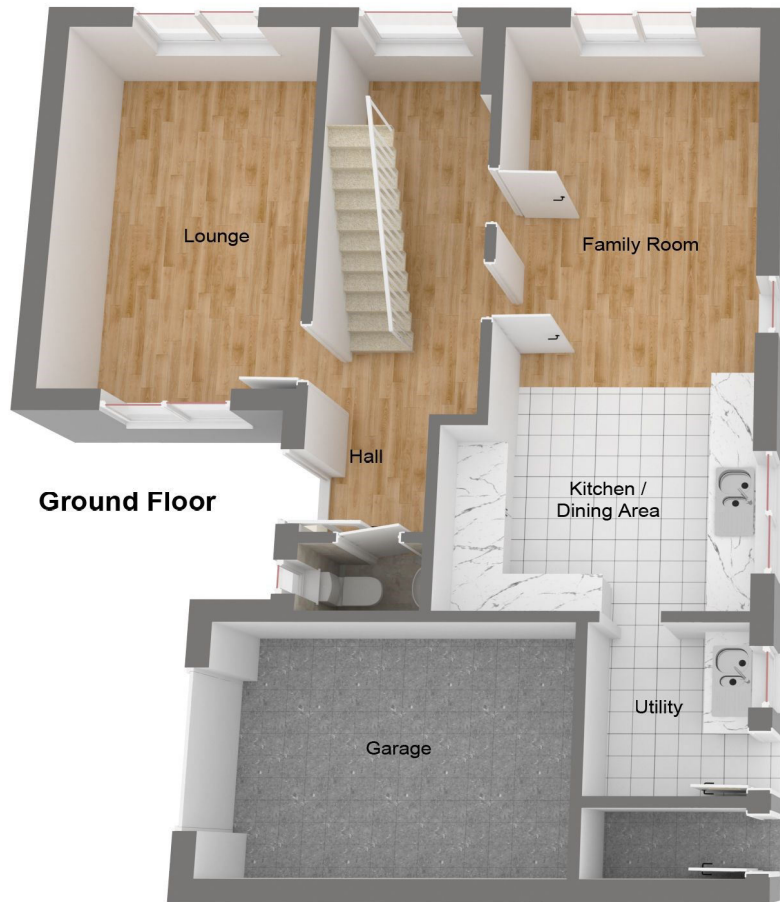
Freehold

CAPITAL VALUE:

£220,000 (Rates: £2,345.00 p/a approx.)



3 Royal Avenue



ARMSTRONG GORDON
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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