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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		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

14 Dunsuivnish Avenue

BT55 7EP

Offers Over £235,000

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A great 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 and detached garage. 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 fifth right and No 14 will be located on the corner on your right hand side.

**ACCOMMODATION COMPRISES:**

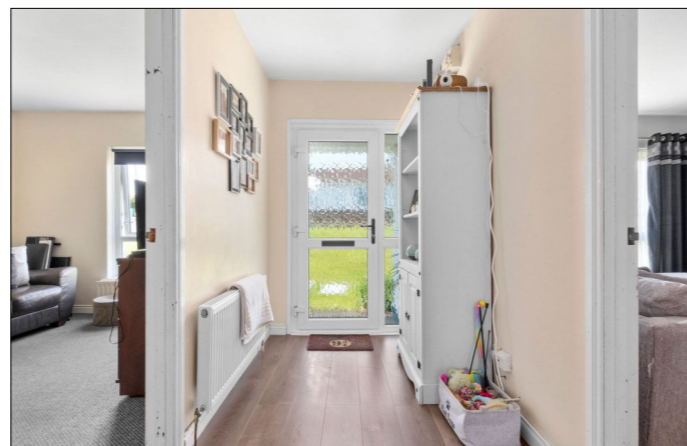
**GROUND FLOOR:**

**Entrance Hall:**

5'2 wide with cloaks cupboard, hot press, access to roof space and laminate wood floor.

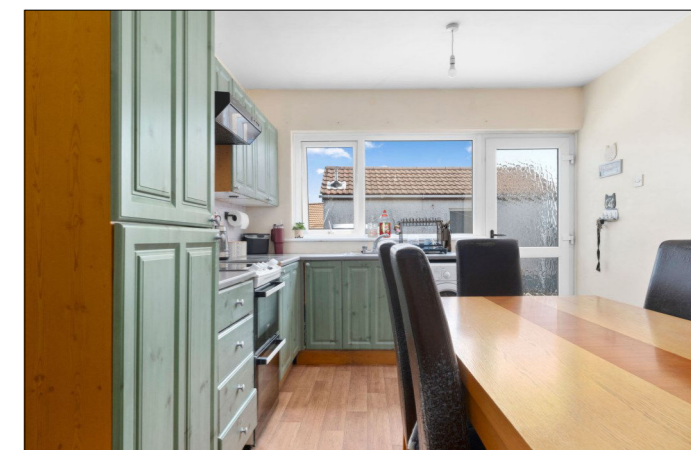
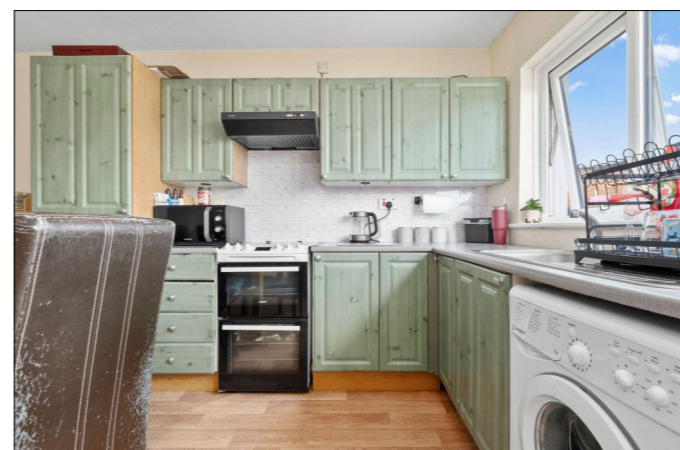
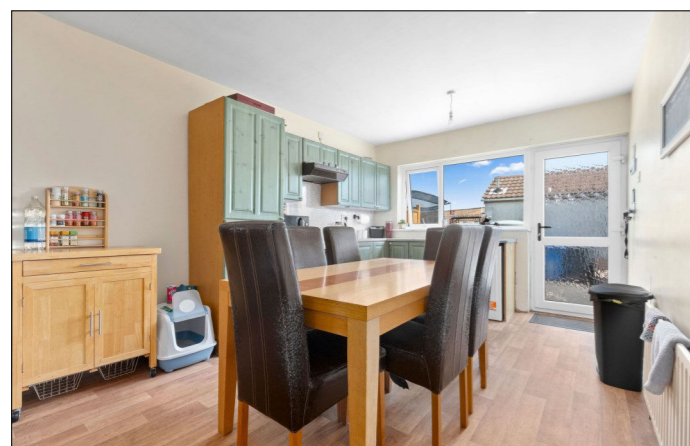
**Lounge:**

With tiled surround fireplace with tiled inset and hearth, wood mantle and laminate wood floor  
5'8 x 12'3



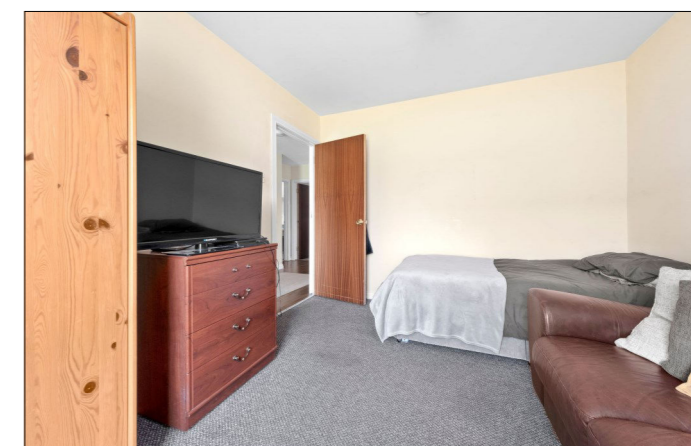
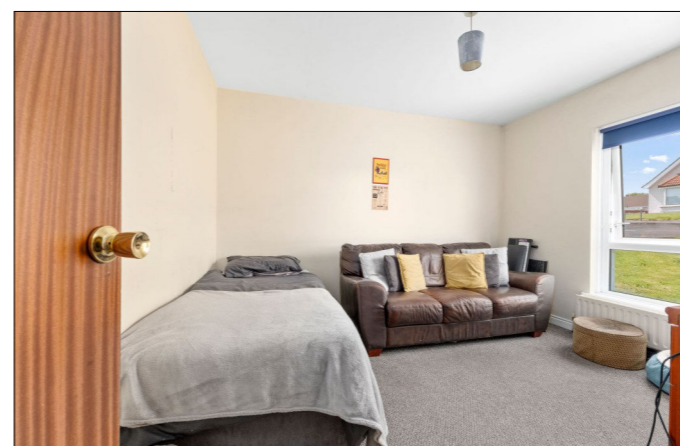
**Kitchen/Dining Area:**

With single drainer stainless steel sink unit, high and low level built in units, space for cooker, extractor fan above, plumbed for automatic washing machine, space for tumble dryer and pedestrian door leading to rear. 17'0 x 10'5



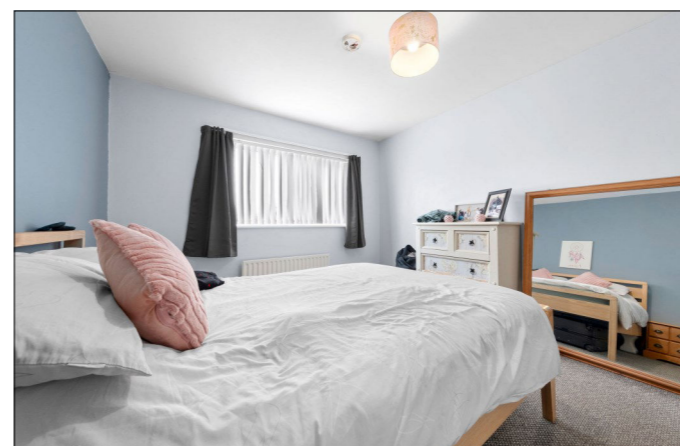
**Bedroom 1:**

13'1 x 10'6



**Bedroom 2:**

11'7 x 10'4



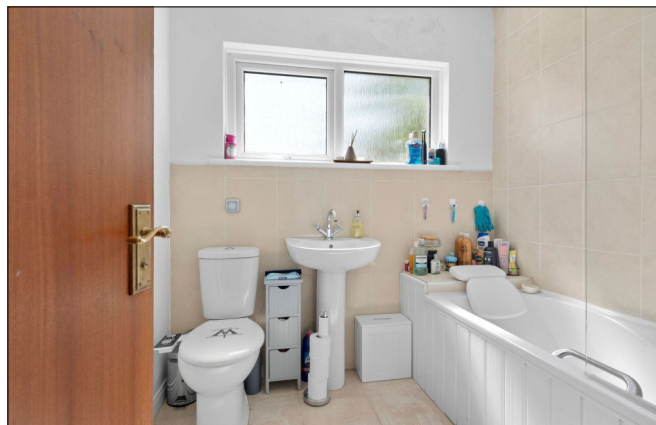
**Bedroom 3:**

13'3 x 6'8



**Bathroom:**

With white suite comprising w.c., wash hand basin, electric shower over bath, part tiled walls, extractor fan and tiled floor.



**EXTERIOR FEATURES:**

Concrete driveway leading to detached garage 18'2 x 11'2 with light and power points and boiler. Garden to rear is fenced in and fully concreted. Light to front and rear. Tap to rear. Garden to front and side is laid in lawn.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Detached Garage
- \*\* Very Popular Residential Location

**TENURE:**

Freehold

**CAPITAL VALUE:**

£120,000 (Rates: £1,279.00 p/a approx.)

