



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		64 D
39-54	E	49 E	
21-38	F		
1-20	G		

PORTSTEWART

1 Burnside Mews

BT55 7BH

Offers Over £289,500

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A delightful five bedroom detached chalet bungalow situated in a cul de sac location just off the Mill Road. In decent decorative order throughout, the property provides well laid out accommodation. Constructed by O'Kane & Devine Limited circa 1999, the property extends to approximately 1600 square feet. 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 first class eating establishments. We are confident that on internal appraisal one will appreciate the property and location which is on offer so therefore highly recommend early internal inspection.

Approaching Portstewart on the Coleraine Road take your third left at the Burnside roundabout onto Mill Road. Take your third right into Burnside Mews and No. 1 will be the first property located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'6 wide with eyeball recessed lighting and laminate wood floor.

Separate W.C.:

With wash hand basin with tiled splashback and tiled floor.

Lounge: 16'0 x 11'9

With Mahogany surround fireplace with tiled inset and hearth and wiring for wall lights. Open plan to:



Dining Area:

With recessed lighting and sliding patio doors leading to rear garden. 14'4 x 9'8



Kitchen:

With bowl and half single drainer sink unit, high and low level units with tiling between, integrated ceramic hob, curved range hood above with tiled surround, 'Hotpoint' double oven, integrated fridge freezer, plumbed for automatic dishwasher, glass display cabinet, eyeball recessed lighting and tiled floor. 12'8 x 10'3



Utility Room:

With single drainer stainless steel sink unit, high and low level built in units with tiling between and plumbed for automatic washing machine. 7'9 x 7'0



Bedroom 4:

11'1 x 10'7

Bedroom 5:

10'1 x 7'5

FIRST FLOOR:

Landing:

With access to roof space and walk in hot press.

Bedroom 1:

With built in mirrored slide robes. 13'4 x 12'1



Ensuite off with w.c., wash hand basin with tiled surround, PVC cladded shower cubicle with electric shower, 'Velux' window and extractor fan.



Bedroom 2:

13'1 x 10'1



Bedroom 3:

13'6 x 8'1

Bathroom:

With white suite comprising w.c., wash hand basin, PVC cladded walk in shower cubicle with electric shower, half tiled walls, 'Velux' window and extractor fan.



EXTERIOR FEATURES:

Paviour driveway leading to detached garage 18'3 x 12'4 with light and power points, boiler, roller door and pedestrian door leading to rear. Garden to rear is laid in lawn and fenced in with paved patio area with paved paths. Established shrubbery and trees to rear. Garden to front is laid in lawn. Light to front and tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Detached Garage
- ** 5 Bedroom, 2 Reception

TENURE:

Freehold

CAPITAL VALUE:

£185,000 (Rates: £1813.74 p/a approx.)

