



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

**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**



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	37 F	
1-20	G		

**PORTSTEWART**

25 Mill Road

BT55 7PQ

Offers Over £324,500

028 7083 2000  
www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

A delightful four bedroom detached bungalow offering spacious living accommodation throughout and benefiting from gardens to front and rear. In very good order, the property has been well maintained and externally benefits from well maintained gardens. Located in Portstewart, literally on your doorstep are scenic coast walks, award winning beaches and some of the finest eating establishments on the North Coast. This fine home is without doubt suited to a wide spectrum of potential purchasers including families looking for a well laid out home in this highly regarded part of town. We highly recommend internal appraisal at your earliest convenience to appreciate this fine property.

Approaching Portstewart on the Coleraine Road, take your third left at the Burnside roundabout onto the Mill Road. No 25 will be located on your left hand side.

**ACCOMMODATION COMPRISES:**

**Entrance Hall:**

6'1 wide with double cloaks cupboard, access to roof space and dado rail and tiled floor.



**Lounge:**

With mahogany mantle tiled surround fireplace with tiled hearth and glass pane panel door. 18'0 x 11'6



**Dining Room/Bedroom 4:**

With glass pane panel door. 11'7 x 11'1



**Kitchen/Dining Area:**

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, integrated ceramic hob, double eye level oven, integrated microwave, dishwasher and fridge and freezer, drawers, shelving, glass pane panel door, recessed lighting and tiled floor. 12'1 x 10'8



**Utility Room:**

With single drainer stainless steel sink unit, high and low level units with tiling, plumbed for automatic washing machine, space for tumble dryer, boiler, recessed lighting and tiled floor. 10'0 x 6'4



**Bedroom 1:**

With coving. 13'1 x 9'7



**Bedroom 2:**

With coving. 11'8 x 9'8

**Bedroom 3:**

With coving. 11'7 x 9'8



**Bathroom:**

With white suite comprising w.c., wash hand basin with storage below, fully tiled walk in shower cubicle with mains shower, hot press, heated towel rail, fully tiled walls, extractor fan, recessed lighting and tiled floor.



**EXTERIOR FEATURES:**

Paviour parking to front of property leading to integral garage. 17'4 x 10'1 with roller door, light, power points, access to roof space and tiled floor. Garden to front is laid in lawn with established shrubbery and paviour path leading to rear garden. Garden to rear is fenced and laid in lawn with extensive paved patio area. Selection of shrubs and plants. Light to front and rear. Tap to rear.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Integral Garage
- \*\* Genevas Garden To Rear

**TENURE:**

TBC

