



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

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ARMSTRONG GORDON



ARMSTRONG GORDON

& Company Limited

THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	52 E	
21-38	F		
1-20	G		

PORTSTEWART

2 Aghermore Gardens

BT55 7QR

Offers Over £269,500

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A delightful three bedroom detached bungalow constructed in the late 1990's by well known local contractors McCloskey & O'Kane Ltd of Limavady. Well presented throughout, the bright and spacious accommodation should appeal to a wide range of purchasers and the bungalow is further complimented by the generous sized site and spacious rear garden. Portstewart has many fine attractions to offer including the Strand beach, championship golf courses, a bustling Promenade with a wide range of shops and boutiques and excellent eating establishments. We anticipate early interest and therefore highly recommend early internal inspection.

Approaching Portstewart on the Coleraine Road turn right at Flowerfield Arts Centre onto Agherton Road. Take your third left onto Lissadell Avenue and second right into Aghermore Gardens. No.2 will be the bungalow on the right hand corner at the entrance.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

4'8 wide with cloaks cupboard and additional large storage cupboard, access to roof space and solid wood floor.

Lounge: 16'11 into bay x 13'11

With pine surround fireplace with cast iron inset and tiled hearth. (disconnected from gas fire)



Kitchen/Dining Area: 18'11 x 14'11

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, extractor fan above, integrated oven, space for fridge, breakfast bar, recessed lighting, tiled floor and PVC French doors leading to rear garden.



Utility Room:

With single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine, space for tumble dryer, tiled floor and pedestrian door leading to integral garage. 10'3 x 4'9



Bedroom 1:

11'5 x 10'2

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, shaver light, heated towel rail, extractor fan and tiled floor.



Bedroom 2:

9'9 x 9'8

**Bedroom 3:**

11'0 x 8'9

**Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, part tiled walls, heated towel rail, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Tarmac driveway leading to integral garage 17'8 x 9'9 with light and power points, boiler and access via roller door. Garden to rear is laid in lawn and fenced in with paved patio area. Concrete path surrounding the property with established shrubbery, trees and plants. Tap to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Cul De Sac Location In Popular Residential Area

TENURE:

Leasehold

CAPITAL VALUE:

£170,000 (Rates: £1739.10 p/a approx.)

