



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

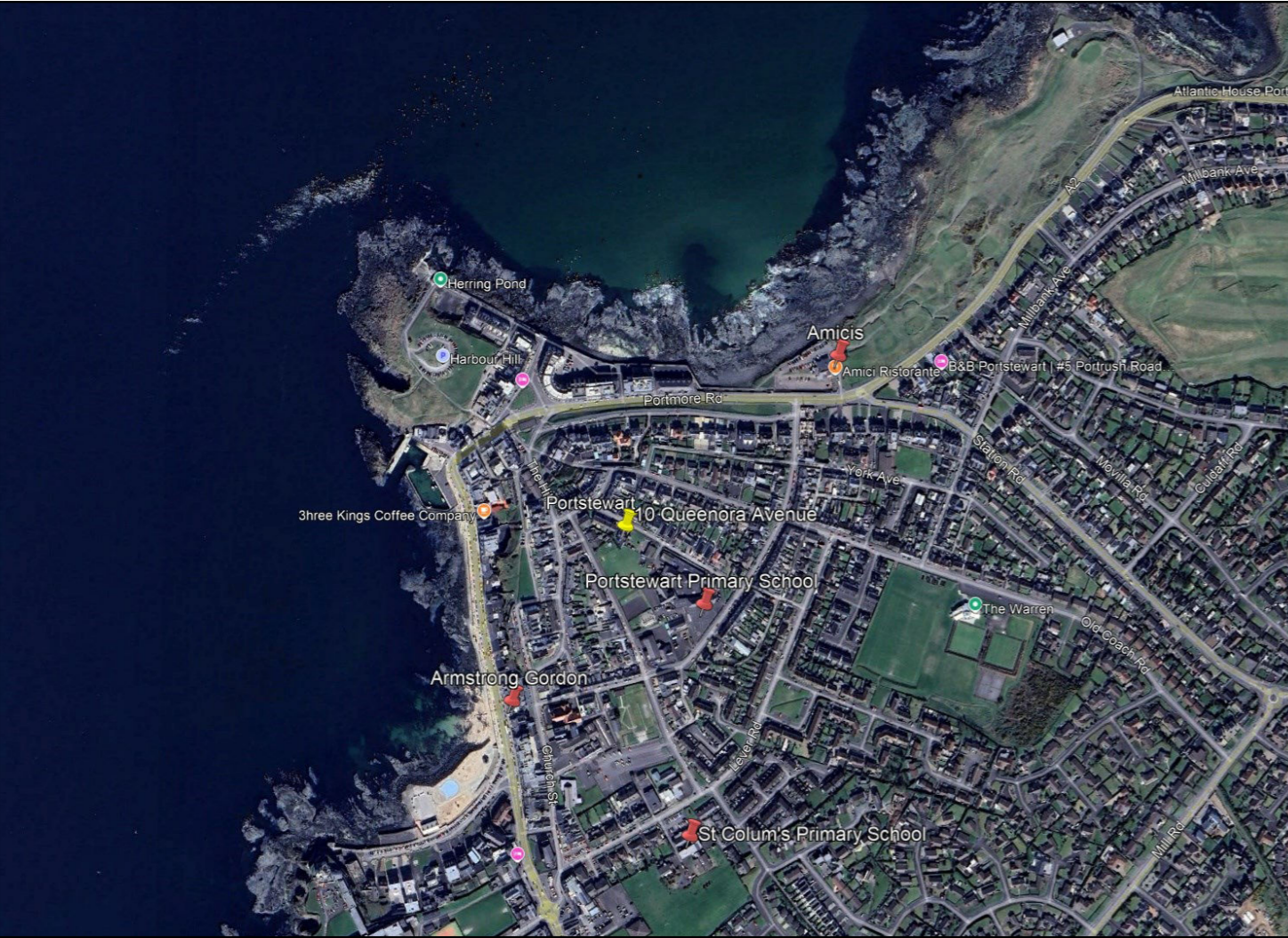
First Time Buys
Home Movers
Remortgaging
Holiday/ Second
Homes
Holiday Lets
Buy To Let
Co-Ownership

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	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

10 Queenora Avenue

& Separate Annex

BT55 7BU

Offers Over £445,000

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

028 7083 2000
www.armstronggordon.com

A beautifully modernised and deceptively spacious three bedroom detached residence with separate annex located in the heart of Portstewart. This exceptional property has been fully upgraded throughout and now offers contemporary living with outstanding flexibility, including a refurbished and extended self contained apartment in the garage – ideal for extended family, guests, or rental potential. Set in a peaceful residential location, the home enjoys an elevated position overlooking the playing fields of Portstewart Primary School, providing a pleasant open outlook to the front. To the rear, there is a southerly facing garden offering privacy and the perfect setting for outdoor living and entertaining. A delightful home in a superb location.

Approaching Portstewart from Coleraine on the Station Road, turn left at the bottom onto Portmore Road. Opposite Amici restaurant, turn into Central Avenue and take your third right before Portstewart Primary School into Queenora Avenue. No 10 will be located on your left hand side just after Portstewart Primary School.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5’11 wide with under stairs storage, picture rail, Karndean wood floor and PVC door to entrance.

Lounge:

With feature fireplace with tiled inset and slate hearth, cornicing, picture rail, dimmer control panel, sash style windows and Karndean wood floor. 14’5 x 11’6



Family Room:

With recessed gas fire with log effect and brick hearth, cornicing, picture rail, dimmer control panel, sash style windows and Karndean wood floor. 14’8 x 11’5



Open Plan Kitchen/Dining Area: 18’3 x 11’4

Nobel Design Heritage Green Kitchen

With ‘Belfast’ style sink unit, high and low level built in soft close units with granite worktops and sills, integrated gas hob, full height granite splashback, integrated ‘Bosch’ oven, matt black extractor fan above, saucepan drawers, feature pitched ceiling with ‘Velux’ window with operating controls, thermostat controls, Karndean wood floor and pedestrian door leading to rear garden. Brass finishes throughout.

Lounge Area:

With gas fire with log burner effect in brick surround, feature large windows and Karndean wood floor.



Bathroom:

With white suite comprising w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle with mains shower, freestanding cast iron bath with clawfoot, mixer taps, recessed lighting and extractor fan.

Bedroom 3:

With picture rail and Karndean wood floor.
11'6 x 8'10



FIRST FLOOR:

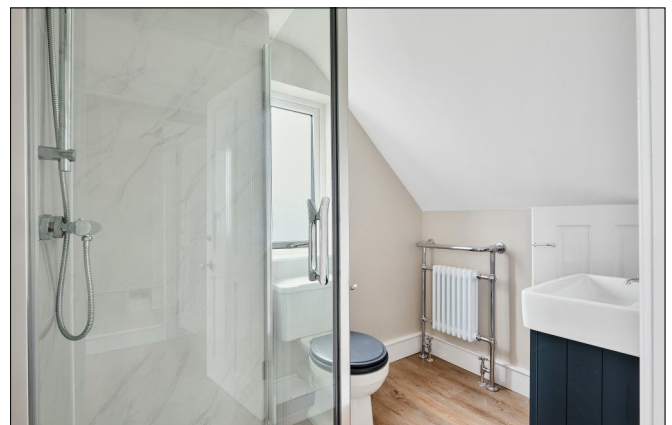
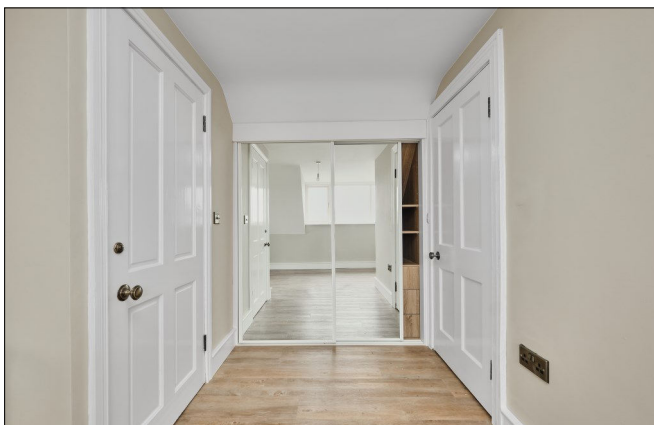
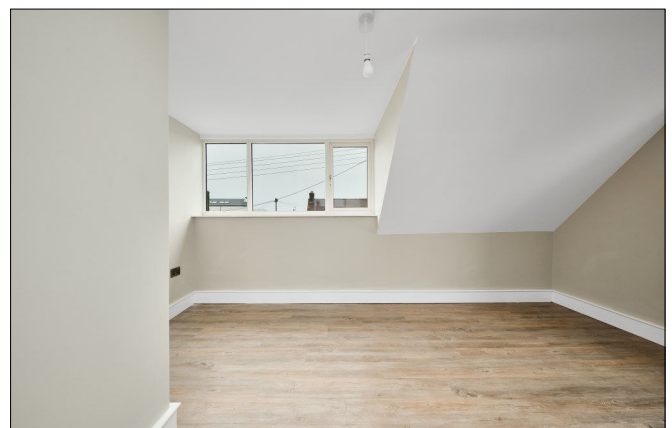
Landing:

With cupboard housing gas boiler and 'Velux' window.

Bedroom 1:

With built in mirrored slide robes, Karndean wood floor and sea views. 14'10 x 12'8

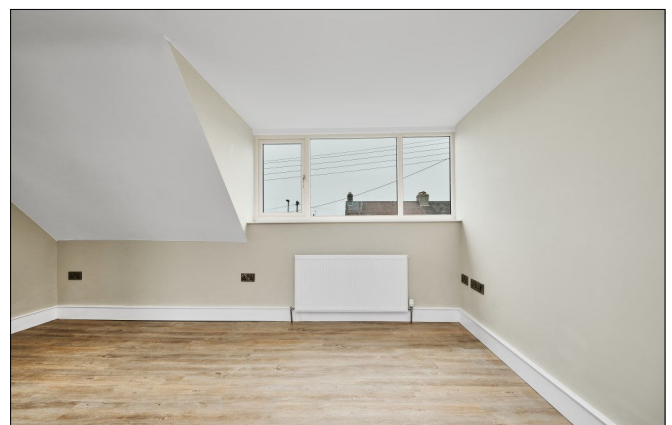
Ensuite off with w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle, recessed lighting, extractor fan, access to eaves and laminate wood floor.



Bedroom 2:

With mirrored slide robes, laminate wood floor and sea views. 14'9 x 12'8

Ensuite off with w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle, 'Velux' window, recessed lighting, extractor fan and laminate wood floor.





Annex:

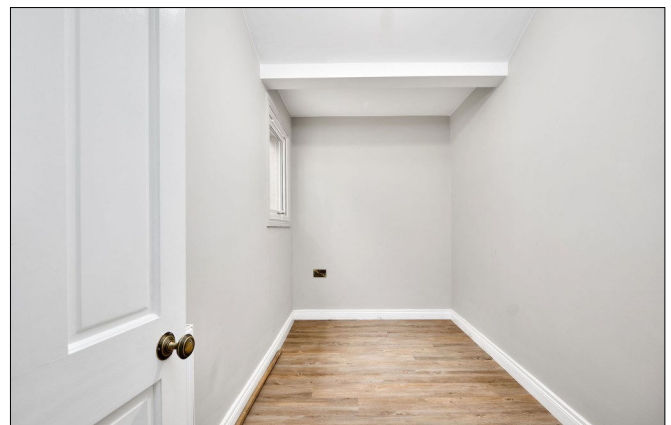
Kitchen/Living/Dining Area: 11'1 x 10'9

With 'Franke' stainless steel sink unit, low level units, space for fridge, integrated ceramic hob, integrated 'Nordmende' oven and stainless steel extractor fan above, 'Velux' window, Karndean wood floor and PVC French doors leading to rear garden.



Bedroom 1:

With Karndean wood floor. 11'7 x 6'1



Shower Room:

With w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, extractor fan and Karndean wood floor.

EXTERIOR FEATURES:

Paved driveway leading to side of property. Garden to front and side are laid in lawn with concrete patio area surrounded by mature shrubbery, hedging and trees. Light to front and rear. Tap to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating (Under Floor Heating In Kitchen/Dining Area)
- ** PVC Double Glazed Windows
- ** Recently Undergone A Full Restoration
- ** Superb Modern Fitted Kitchen
- ** New Slate Roofs Installed
- ** Additional Annex With Kitchen/Living Area, Bedroom & Bathroom
- ** New Gas Boiler

TENURE:

Freehold

CAPITAL VALUE:

£160,000 (Rates: £1636.80 p/a approx.)

