



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

**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

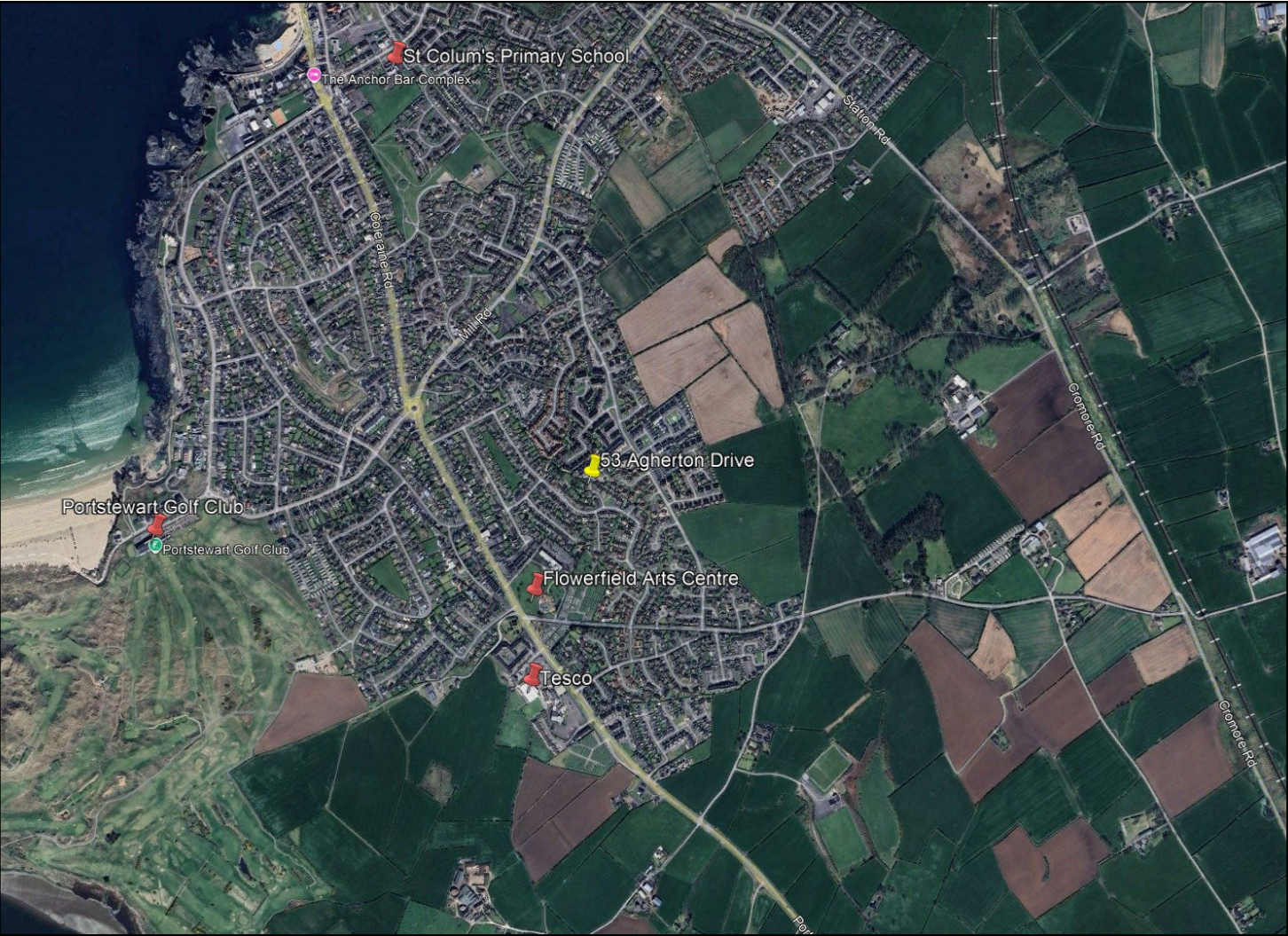
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

**Other Financial Services:**

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



# ARMSTRONG GORDON



**ARMSTRONG GORDON**  
& Company Limited  
THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



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		68 D
39-54	E		
21-38	F	32 F	
1-20	G		

## PORTSTEWART

53 Agherton Drive

BT55 7JQ

Offers Over £249,500

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 very attractive 3 bedroom detached bungalow, situated in a popular residential cul de sac. Having been well maintained over the years, this delightful home enjoys bright and well laid out accommodation throughout and is in good decorative order but requires some updating . Externally the property benefits from front and rear garden laid in lawn and benefits from an exceptionally generous sized rear garden. Close at hand are a range of local amenities including Tesco, Flowerfield Arts Centre and Play Park, churches, schools and of course Portstewart Golf Club and Strand Beach. The property would be suitable as a family home or indeed as a holiday home for those seeking a property in this beautiful part of the North Coast. Early internal inspection is highly recommended as bungalows are currently high in demand.

Approaching Portstewart on the Coleraine Road, take your first right after Tesco onto the Agherton Road at Flowerfield Arts Centre. Take your first left onto Cappagh Grove which will lead onto Agherton Drive and then take your third right into the cul de sac. No 53 will be located straight in front of you at the lower end.

ACCOMMODATION COMPRISES:

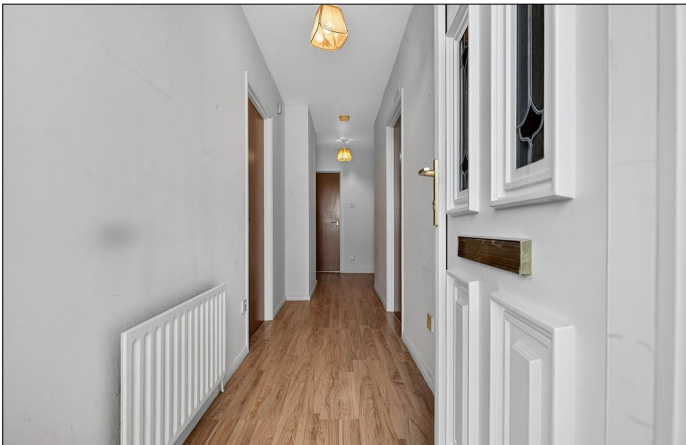
GROUND FLOOR:

Entrance Hall:

3’11 wide with hot press, cloaks cupboard, access to roof space and laminate wood floor.

Lounge:

With Mahogany mantle with tiled surround and tiled hearth. 13’8 x 15’9



Kitchen/Dining Area: 12’10 x 16’4

With single drainer stainless steel sink, high and low level built in units with tiling between, space for cooker, space for fridge, plumbed for automatic washing machine, drawer bank and pedestrian door leading to rear garden.



Bedroom 1:

11’9 x 10’11



Bedroom 3:

11’2 x 7’10



Bedroom 2:

11’3 x 9’10



Shower Room:

With white suite comprising w.c., wash hand basin, fully tiled shower area with electric shower, fully tiled walls, extractor fan and tiled floor.



**EXTERIOR FEATURES:**

Screened driveway to front of property. Garden to rear is laid in lawn and fenced in with paved patio area to side. Established shrubbery and hedging surrounding the property. Light to front and side. Tap to rear. Shed to side.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows To Front
- \*\* Cul De Sac Location
- \*\* Popular Residential Location

**TENURE:**

Freehold

**CAPITAL VALUE:**

£140,000 (Rates: £1432.20 p/a approx.)

