



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

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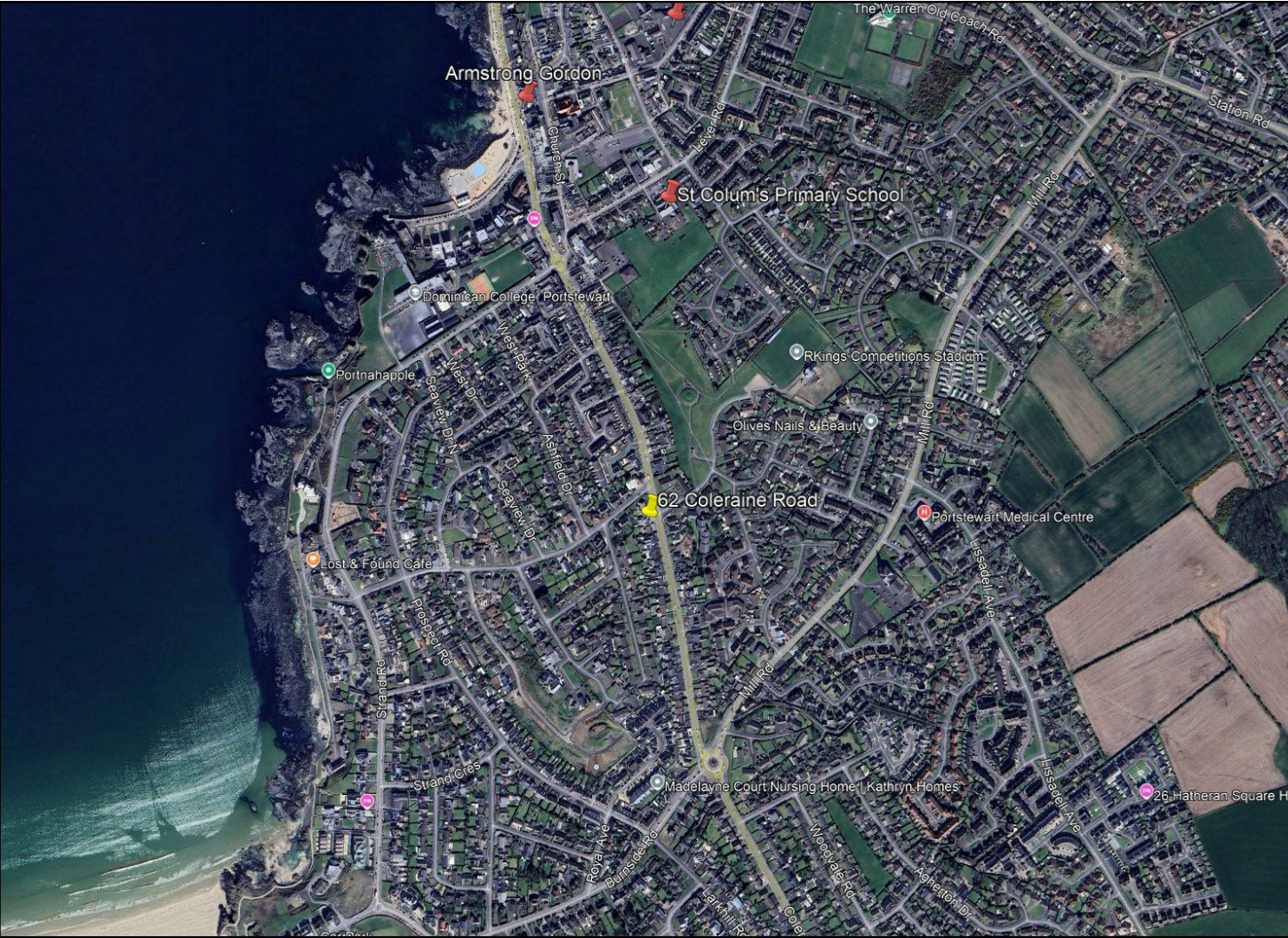
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ARMSTRONG
GORDON



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		55 D
39-54	E	47 E	
21-38	F		
1-20	G		

PORTSTEWART

62 Coleraine Road

BT55 7JR

Offers Over £495,000

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Located on the main approach road coming into Portstewart and within proximity to the Promenade, this luxurious six bedroom detached chalet bungalow offers comfortable and pragmatic living accommodation throughout. Extending to approximately 1928 sq. ft. of living space, internally the property has recently had extensive renovation carried out to include new kitchen, sanitary ware, re-plumbing, re-wiring and creating en-suites off all the bedrooms. Currently the property has been immaculately looked after by the current vendor and is in excellent order right through. Externally the property benefits from an established south westerly facing rear garden. This incredibly attractive home benefits from not only being close to most local amenities but also on its 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 looking for a home in this highly regarded part of the town. We highly recommend early internal appraisal at your earliest convenience to appreciate this beautiful home.

Approaching Portstewart on the Coleraine Road, No. 62 will be on your left hand side between the Burnside roundabout and Seafield Park.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:
4'5 wide with tiled floor.

Entrance Hall:
4'5 wide with coving and tiled floor.

Separate W.C:
With wash hand basin with tiled splashback, storage below, understairs storage, extractor fan and tiled floor.

Lounge:
With recessed electric fire, recessed for T.V, vertical radiator, recessed lighting and tiled floor.
17'0 into bay x 11'11



Open Plan Lounge/Kitchen/Dining Area:

31'10 max x 14'6 max

Kitchen:

With bowl and half stainless steel sink unit set in granite worktops, high and low level units with wood effect tiling between, integrated ceramic hob, concealed extractor fan above, integrated double eye level oven and microwave, plumbed for American style fridge freezer with wine rack above, larder cupboards, saucepan drawers with rack, matching granite island with seating for multiple diners, vertical radiator, recessed lighting, skylight and tiled floor. 14'6 x 13'4



Family/Dining Area:

With recessed lighting, vertical radiator and tiled floor. 22'0 max x 11'11 max



Door from kitchen leading to:

Rear Porch:

4'4 wide with recessed lighting, storage cupboard, tiled floor and pedestrian door to rear.

Utility Cupboard:

With space for tumble dryer and plumbed for automatic washing machine.

Step up to:

Bedroom 6:

With recessed lighting. 13'4 x 9'8

Study:

With recessed lighting. 7'10 x 6'9



Shower Room:

With w.c., wash hand basin with tiled splashback, storage below, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, extractor fan, recessed lighting and tiled floor.

Bedroom 1:

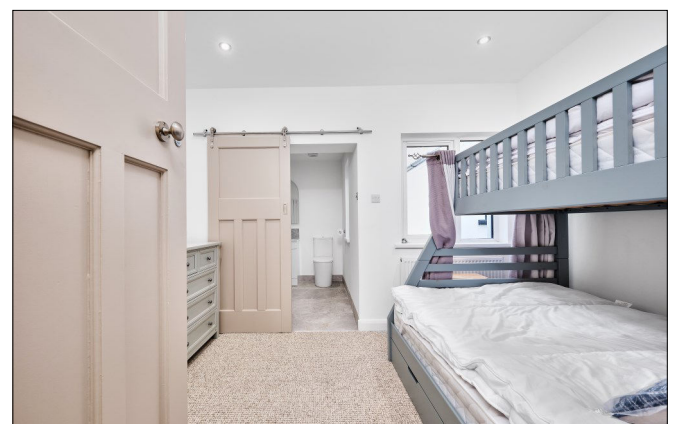
With recessed lighting. 12'4 x 10'4

Ensuite off with w.c., wash hand basin with tiled splashback, storage below, illuminated mirror above, large fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, extractor fan, recessed lighting and tiled floor.



Bedroom 2:

With recessed lighting. 11'5 x 8'5



Ensuite off with w.c., wash hand basin with tiled splashback, storage below, illuminated mirror above, large fully tiled walk in shower cubicle with mains rainfall shower head, additional hand shower, extractor fan, recessed lighting and tiled floor.



FIRST FLOOR:

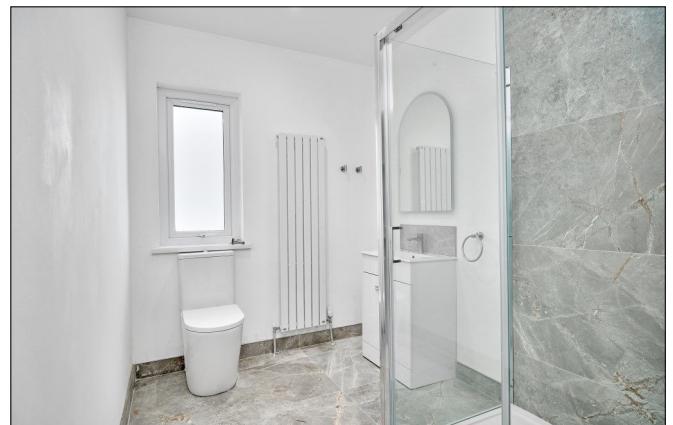
Landing:

With hot press, recessed lighting and skylight.

Bedroom 3:

With recessed lighting. 12'1 x 10'11

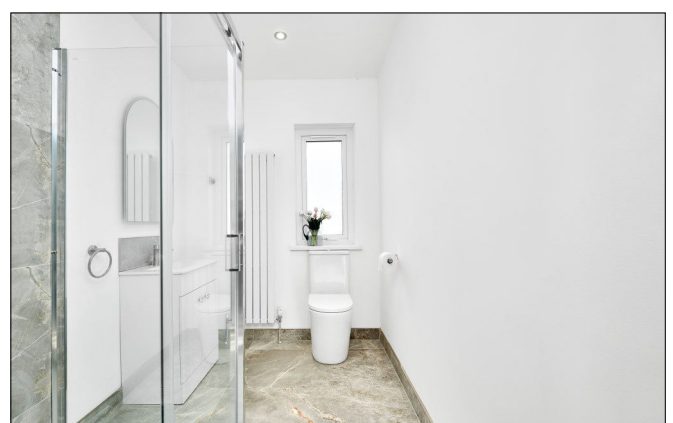
Ensuite off with w.c., wash hand basin with tiled splashback, storage below, illuminated mirror above, large fully tiled walk in shower cubicle with mains rainfall shower head, additional hand shower, extractor fan, vertical radiator, recessed lighting and tiled floor.



Bedroom 4:

With wiring for wall lights and recessed lighting. 11'6 x 8'7

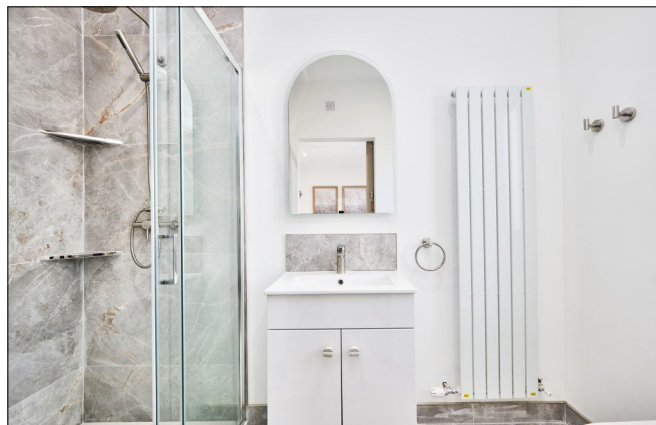
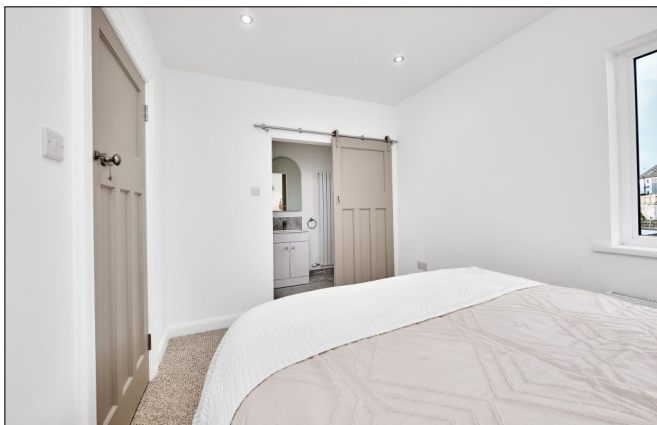
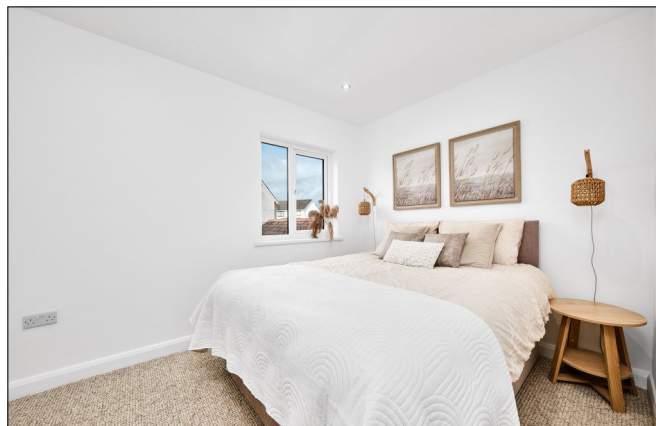
Ensuite off with w.c., wash hand basin with tiled splashback, storage below, illuminated mirror above, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, extractor fan, vertical radiator, recessed lighting and tiled floor.



Bedroom 5:

With recessed lighting. 10'11 x 8'11

Ensuite off with w.c., wash hand basin with tiled splashback, storage below, illuminated mirror above, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, extractor fan, vertical radiator, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Tarmac driveway leading to detached garage 20'1 x 13'6 approx. with roller door, pedestrian door and strip lighting (no double glazing in garage). Garden to rear is laid in lawn with elevated and screened flower bed. Light to front and rear. Tap to rear and boiler. Area to front is fully tarmac with paved steps to front door.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** uPVC Double Glazed Windows, Facia, Soffits & Guttering
- ** Detached Garage & South Westerly Facing Rear Garden
- ** Property Has Been Recently Extensively Renovated Including Re-wiring, Plumbing & High Pressure Water System
- ** Excellent Decorative Order Throughout

TENURE:

Leasehold

CAPITAL VALUE:

£175,000 (Rates: £1790.25 p/a approx.)



