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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	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

68 Station Road

BT55 7HQ

Offers Over £545,000

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Armstrong Gordon is proud to offer a rare opportunity to purchase a beautifully presented home that blends the character of an original property with the comfort and style of a modern new build. Situated in a sought-after location on Station Road, this substantial five-bedroom residence offers the perfect balance of charm, space, and contemporary living. The home has been thoughtfully extended and partly renovated to a high standard throughout, offering generous and flexible accommodation ideal for families or those seeking additional space to work from home. Properties of this size and quality, especially with five bedrooms, are hard to come by in the local area. One of the standout features is the southerly facing, fully paved garden — a private, low-maintenance outdoor space that enjoys sunlight throughout the day, perfect for entertaining or relaxing in peace. In fantastic order throughout, this unique property must be viewed to fully appreciate everything it has to offer — from its distinctive character to its modern comforts and enviable location close to Portstewart’s many amenities.

Approaching Portstewart on the Cromore Road, proceed past Trolans petrol station and the Cromore Halt to the Station Road roundabout. Continue straight through the roundabout and No.68 will be situated on your left just opposite Culdaff Road.

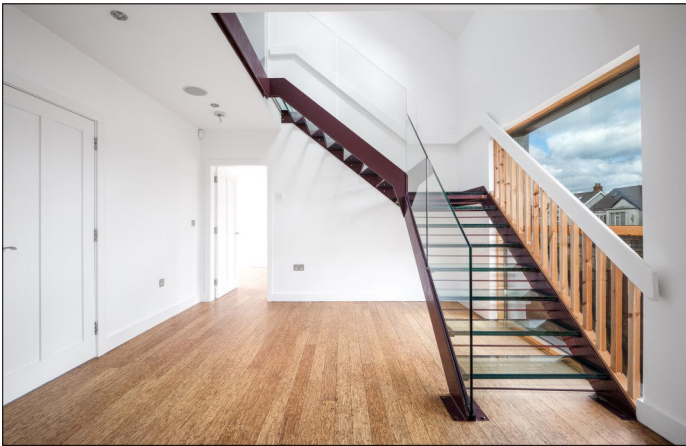
ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:
16’8 wide with large feature window, recessed lighting and solid wood floor. Open tread glass staircase with frameless glass balustrade and metal frame.

Separate W.C.:
With wash hand basin with illuminated mirror above and tiled floor.

Open Plan Lounge/Kitchen/Dining Area: 43’3 x 15’3
With single drainer double stainless steel sink unit set in granite worktops with upstands, low level built in units with island comprising 6 ring gas hob, stainless steel extractor fan above, integrated double ovens below with heated drawers, storage and seating for multiple people, integrated additional range of high level built in units with plumbing for American style fridge freezer, integrated dishwasher, saucepan drawers, thermostat controls, recessed lighting, solid wood floor, wood framed glass double sun fold doors leading into rear garden and door into integral garage. Utility cupboard with over head storage, plumbing for automatic washing machine and space for tumble dryer as a stack system.



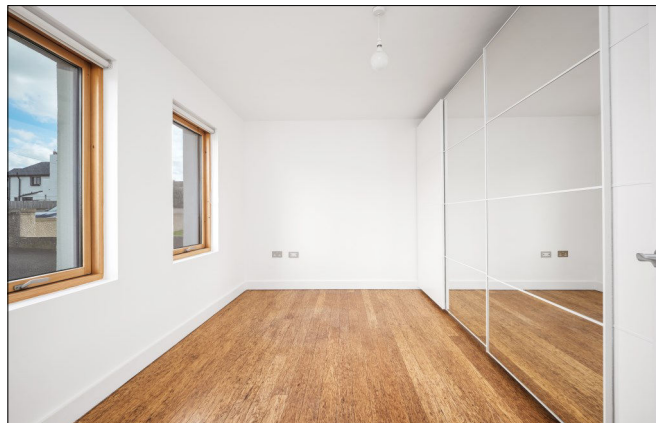
Bedroom 1:
With recessed lighting, solid wood floor and wood framed glass double doors leading to rear garden. 20’11 x 11’5

Ensuite off with w.c., wash hand basin with illuminated mirror above, fully tiled walk in shower cubicle with mains shower, heated towel rail, recessed lighting, extractor fan and tiled floor.



Bedroom 2:

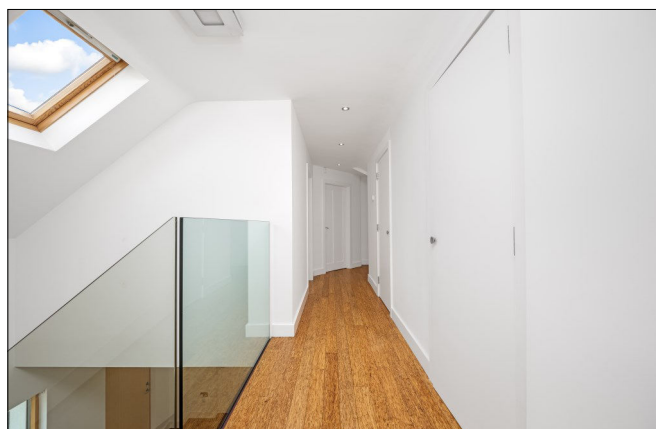
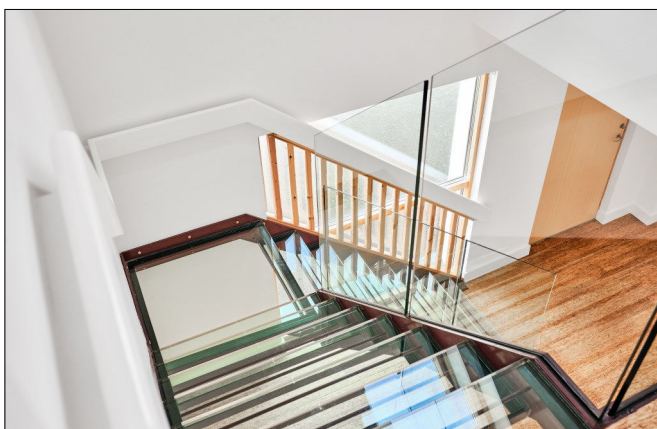
With part mirrored slide robes and solid wood floor. 13'10 x 8'4



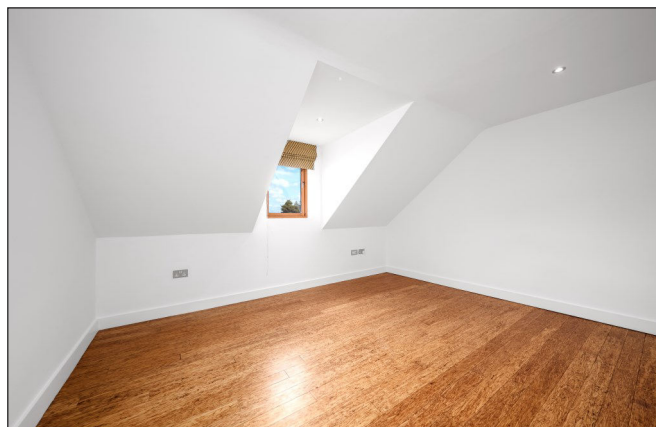
Open tread glass staircase leading to:

FIRST FLOOR:**Landing:**

With large walk in hot press with tiled floor, additional walk in storage cupboard with double access with tiled floor, additional storage cupboard with tiled floor and gas boiler.

**Bedroom 3:**

With recessed lighting and solid wood floor. 16'10 x 13'11

**Bedroom 4:**

With shelving, access to roof space, recessed lighting and solid wood floor. 18'8 x 11'6



Door from landing leading to glass walkway/ Mezzanine gallery overlooking open plan lounge/ kitchen/dining area.



Bedroom 5:

With recessed lighting and solid wood floor. 19'4 x 19'1

Dressing Room: (fixed plumbing for ensuite conversion)

With strip lighting, power points and tiled floor. 14'8 x 9'3



Bathroom:

With white suite comprising w.c., wash hand basin, mains shower over wood panelled bath, fully tiled walls, heated towel rail, recessed lighting, 'Velux' window, extractor fan and tiled floor.



EXTERIOR FEATURES:

Tarmac driveway suitable for multiple cars leading to integral garage 18'7 x 12'5 with electric operated roller door, light and power points, plumbing for washing machine and tiled floor. Door leading to rear garden. Garden to rear is fenced in with full paviour patio areas to side and rear with elevated screened flower beds. Light to front, rear and side. Tap to side. Shed to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating With External Aluminium (New Boiler 2025)
- ** AulClad Double/Triple Glazed Windows With Internal Wood Frames
- ** Integral Garage
- ** Integrated Speak System Throughout Property
- ** Solar Hot Water Tank
- ** Patio Doors To Rear Need Replaced/Repaired
- ** 4 Kwp Photovoltaic Solar Panels
- ** Electric Car Charger

TENURE:

Leasehold

CAPITAL VALUE:

£260,000 (Rates: £2,659.80 p/a approx.)

