

For Sale

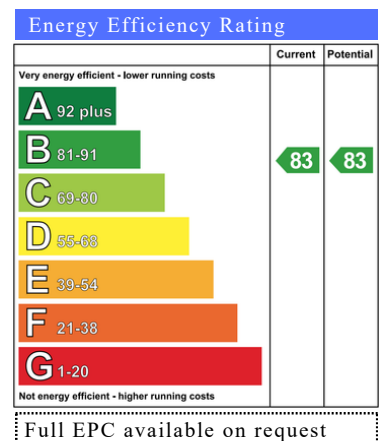
9 Lisderg Court, Portstewart, BT55 7FU

Offers Over **£385,000**



Property Overview

- Semi Detached House Built in 2018
- 4 Bedrooms, 2 Reception Rooms
- Located just off Station Road
- Gas central heating
- uPVC double glazed windows
- Burglar alarm installed
- Enclosed garden to the rear
- Excellent family / holiday home
- Tenure: Freehold



Coleraine / North Coast Branch, 24 New Row, Coleraine, BT52 1AF
T: 028 70328 222

Entrance Hall:

With tiled floor, glass panel front door, telephone point.

Cloakroom:

Comprising wash hand basin set in vanity unit with PVC panelled wall behind, w.c., tiled floor, extractor fan.

Lounge:

5.02m x 4.12m (16'6 x 13'6)(Max) with television and telephone points, dimmer switch lighting.

Open plan Kitchen / Dining Area / Sun Room**Kitchen / Dining Area:**

5.55m x 3.69m (18'3 x 12'1) with eye and low level units with soft closing doors and LED concealed lighting, saucepan drawers, breakfast bar, Neff oven and microwave, integrated Hotpoint fridge / freezer and dishwasher, Blanco induction hob, stainless steel extractor fan, Blanco one and a half bowl sink unit, tiled floor, recess lighting, patio doors to rear garden.

Open plan to:**Sun Room:**

2.73m x 2.54m (8'11 x 8'4) with tiled floor, television point, patio doors to rear garden.

Utility Room:

2.33m x 1m (7'8 x 3'3) with single eye and low level unit, plumbed for automatic washing machine, tiled floor.



Turning staircase leading to:

FIRST FLOOR

Landing:

With access to roof space, storage cupboard housing boiler.

Bedroom 1:

3.51m x 3.41m (11'6 x 11'2)
with television point, wall mounted radiator.

En-suite:

Comprising double base tiled shower enclosure with rainfall and body mains shower fittings, wash hand basin set in vanity unit, w.c., recess lighting, extractor fan, tiled floor, heated towel rail.

Bedroom 2:

3.31m x 2.89m (10'10 x 9'6)
with television point.



Bedroom 3:

3.73m x 2.56m (12'3 x 8'5)
with television point.

Bedroom 4:

3.57m x 2.03m (11'9 x 6'8)
with television point.

Bathroom and w.c. combined:

Comprising panel bath with row of tiles above, wash hand basin set in vanity unit, w.c., tiled shower enclosure with rain shower head and body shower attachment, tiled floor, recess lighting, extractor fan, heated towel rail.



EXTERIOR FEATURES

Garden laid in lawn to front with metal fence and shrub bed. Garden laid in lawn to rear with corner screened bed with shrubs, enclosed by fencing with pedestrian gate. Tarmac driveway to side. Outside light to front and rear. PVC guttering. Paved patio area to rear enjoying the early morning, afternoon and evening sun. Wooden garden shed. Provision for detached garage (subject to necessary consent).

MANAGEMENT COMPANY

All purchasers may be shareholders in a MANAGEMENT COMPANY formed to maintain communal and open space areas.

MANAGEMENT FEE

£150.00 per annum - approximately

RATES PAYABLE 2025/2026

£1586.00

TENURE

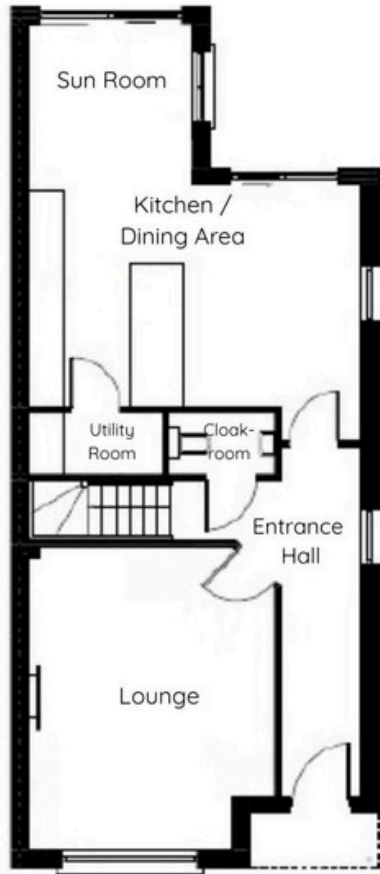
Freehold

PROPERTY LOCATION

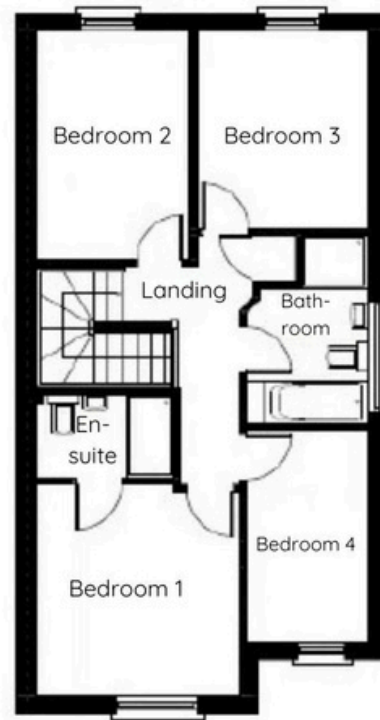
On approaching Portstewart along the Station Road, turn right opposite the filling station onto Meadow Park, at the T junction turn right then right again onto Lisderg Court and Number 3 is situated on the right hand side.



FLOOR PLANS



Ground Floor



First Floor

For illustrative purposes only. Not to scale. Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

OTHER BRANCHES

Ballymoney (028) 2766 7676

Ballycastle (028) 2076 9404

Lettings (028) 7032 8222



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Prospective purchasers or tenants should not rely on these particulars as statements of fact and must satisfy themselves by inspection or otherwise as to their accuracy. Services, systems and appliances referred to in these particulars have not been tested and no guarantee can be given that they are in working order.

The agent has not checked the legal documentation relating to the property and prospective purchasers should consult their solicitor or legal advisor to verify the tenure, boundaries, planning permissions and other matters.

No employee or representative of the agent has authority to make or give any representation or warranty in relation to this property.