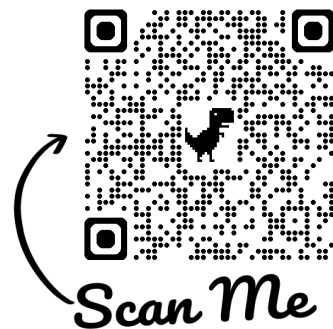


For Sale

8 Garrylaban Court, Portstewart BT55 7FN

Offers Over **£329,950**



Property Overview

- Detached Chalet Bungalow
- 4 Bedrooms, 1 Reception Room
- Gas heating
- Oak effect uPVC double glazed windows (with hardwood front and rear doors)
- Cul-de-sac location
- Popular residential area just off Lissadell Avenue
- Recently built detached garage, boundary wall and raised paved patio area
- Good family home
- Rates: The assessment for the year 2024/2025 is £1715.70
- EPC Rating - D55

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Entrance Hall:

With tiled floor, telephone point.

Lounge:

4.65m x 3.91m (15' 3" x 12' 10") with wooden flooring, wood burning stove with a wooden mantel and tiled hearth, television point.



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Kitchen/Dining Area:

5.18m x 4.98m (17' 0" x 16' 4") (Max) with eye and low level units, integrated electric hob, integrated candy oven, space for free standing fridge freezer, space for dishwasher, single bowl stainless steel sink unit, under stairs storage, tiled

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Utility Room:

2.46m x 1.68m (8' 1" x 5' 6") with low level units, single drainer stainless steel sink unit, gas boiler, plumbed for automatic washing machine, space for tumble dryer, tiled flooring, rear hardwood door.

Bedroom (3):

3.58m x 2.97m (11' 9" x 9' 9")



Bedroom (4):

2.82m x 2.57m (9' 3" x 8' 5")



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Bathroom and w.c.combined:

Comprising panel bath with Redring electric shower system over bath, PVC panelling, wash hand basin, w.c., tiled splashback, extractor fan.

First Floor Landing:

With walk in hot-press and immersion cupboard.

Bedroom (1):

4.09m x 3.86m (13' 5" x 12' 8") (Plus box window) with television point.



En-suite:

Comprising fully PVC cladded shower cubicle with Redring electric shower fitting, wash hand basin and w.c., tiled splashback, extractor fan.

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Bedroom (2):

4.09m x 3.94m (13' 5" x 12' 11") with television point, walk in storage cupboard, access into roof space.



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EXTERIOR FEATURES

Garden to front laid in lawn, expansive driveway laid in tarmac that has recently been extended to allow for extra parking and access to the recently built detached garage, rear garden mostly laid in lawn with paved pathway surround the property and a raised paved patio with surrounding flower bed laid in stone with assortment of shrubs, back garden enclosed to the rear by recently installed boundary wall, pedestrian access via gate on one side and open access via the drive way on the other.

Garage:

5.35m x 4.3m (17' 7" x 14' 1") with electric roller garage door, PVC pedestrian door to side, power points and lighting.

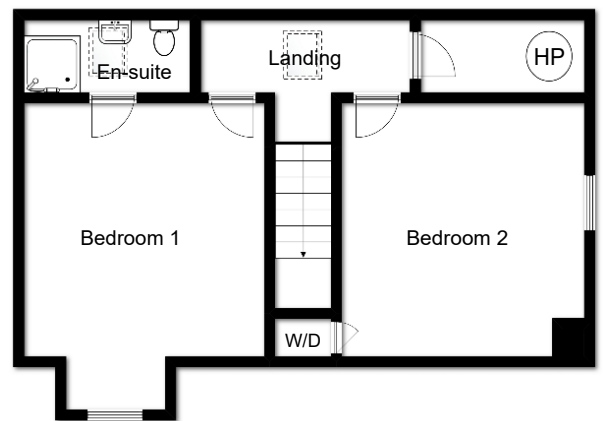
(Built in 2020)

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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

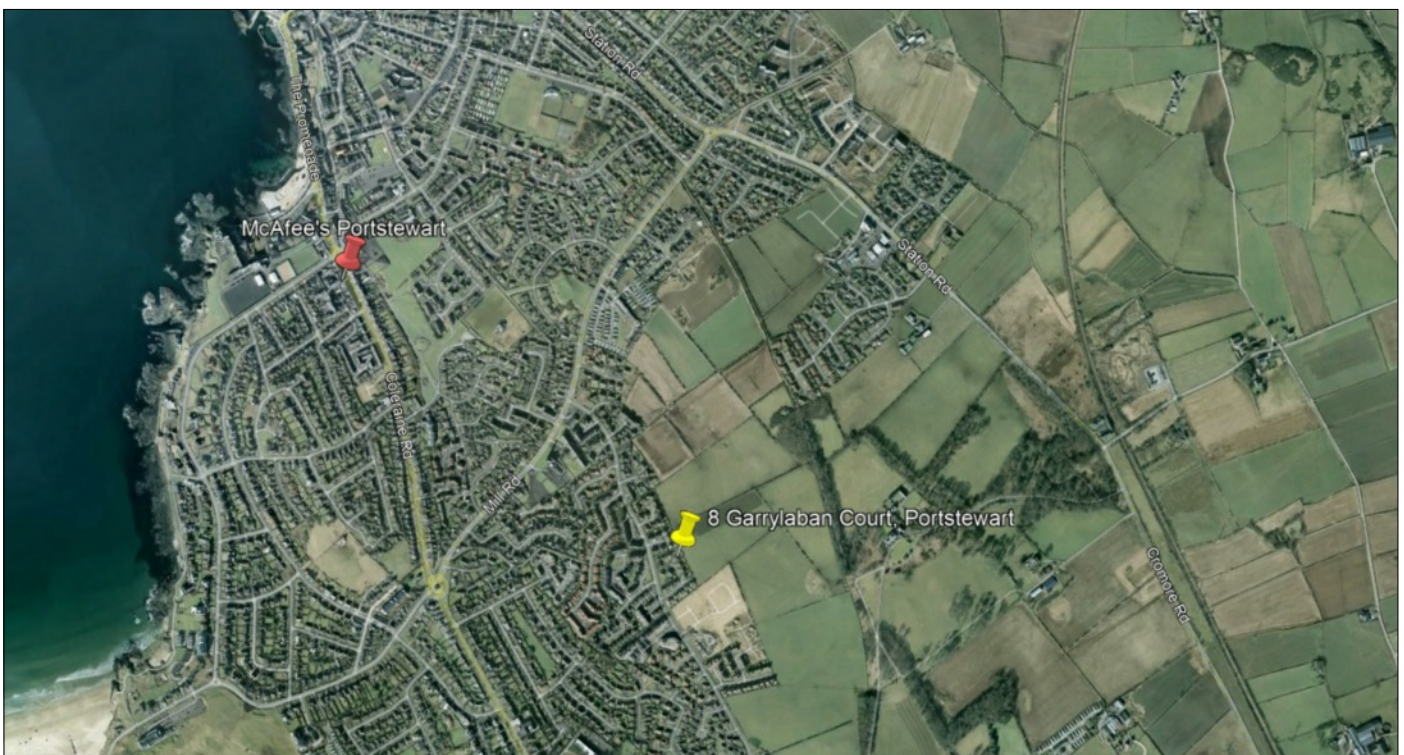
For illustrative purposes only. Not to scale.

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.

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

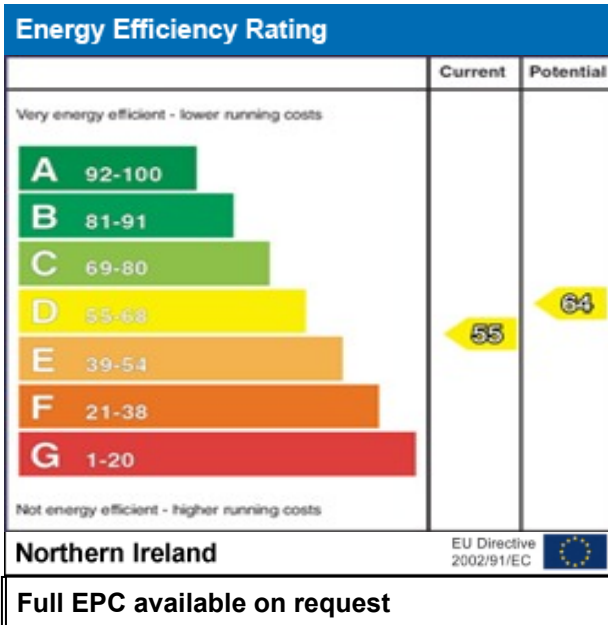
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Property Location:

On entering Portstewart along the Coleraine Road, turn right onto Agherton Road. Continue and then take the third left onto Lissadell Avenue. Take the fourth right into Garrylaban Drive and turn left onto Garrylaban Court and Number 8 is situated on the right.

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OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE
 PST1494 160724/MH

OUR OFFICE LOCATION



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