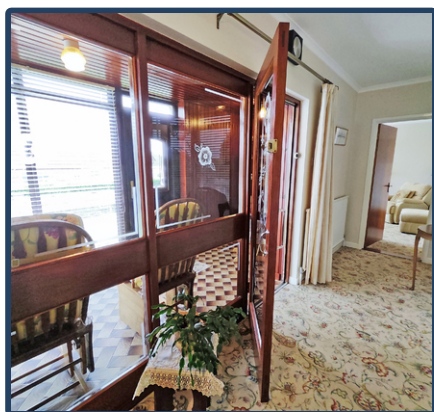




4 Malin Crescent, Portstewart, BT55 7DN



- Detached 5 Bedroom 2 Reception 2 garages 2 offices and 3 store/utility rooms split level bungalow offering well proportioned family accommodation.
- Enclosed private garden to rear Overlooking Portstewart's "Old" Golf Course.
- Oil Fired Central Heating.
- Mix of Timber & Upvc Double Glazing.
- Upvc Fascia, Soffits and Rain Gear.
- Close distance to The Promenade, Sandy Beach's, Championship Golf Courses, Coastal Walks, Shops & Restaurants.
- Quiet cul-de-sac location.

A rare opportunity to purchase this stylish detached split level family home set on a generous mature private site that offers spacious and well-designed accommodation. Beautiful mature manicured gardens surround the property and are laid out in lawn and planted with a mature range of shrubbery and flowerbeds. Externally, the home is approached by a sweeping concrete driveway leading to spacious parking and two garage's. The rear garden is an absolute delight, it benefits from a sizeable lawn complimented by an array of plants, shrubs and raised planters. There is a private patio area which can be easily accessed from the back porch which perfectly captures the afternoon and evening Sun and would be ideal for outdoor entertaining. The location itself is a noteworthy feature bordering onto the Portstewart "Old Golf Course" at rear and Portstewart promenade, restaurants, beaches being a short distance from the home together with a host of amenities. Viewing comes highly recommended.

Entrance Porch/Sun Area

With tiled floor, clad walls and ceiling.

5.03 m x 1.57 m

Entrance Hall**Lounge**

With lights on dimmer, TV point, coved ceiling, Openfire and Back Boiler fireplace (Electric fire inset) with tiled hearth, surround, wooden mantle

4.42 m x 3.56 m

Dining Room

With serving hatch and overlooking the old golf course to rear.

3.56 m x 3.28 m

Kitchen

With range of eye & low level units, 1 1/2 bowl stainless steel sink unit with mixer tap, tiling around worktops, serving hatch, integrated hob with extractor fan overhead, integrated oven, space for microwave & fridge freezer, tiled floor, clad walls & ceiling and overlooking the old golf course to rear.

4.01 m x 3.25 m

Back Porch

With tiled floor and door leading to back garden.

Split Level Landing

With hot-press and Velux window.

WC Room

With toilet, wash hand basin and half tiled walls.

Bathroom

With WC, wash hand basin, bath with shower attachment and fully tiled walls.

2.26 m x 1.83 m

Main Bedroom

With coved ceiling and en-suite comprising of wash hand basin, fully tiled walk-in electric shower cubicle and fully tiled walls.

3.81 m x 3.23 m



Bedroom 2

With coved ceiling and built in mirrored sliderobes.

4.11 m x 2.46 m

Bedroom 3

With coved ceiling.

3.17 m x 2.82 m

Bedroom 4

With coved ceiling

3.48 m x 2.46 m

Bedroom 5

With coved ceiling.

2.97 m x 2.31 m

Exterior: The home is approached by a spacious concrete driveway with ample parking, laid in lawn with array of flowerbeds & shrubby all enclosed by low walls and hedging. Enclosed garden to rear also bordered by array of shrubby & flowerbeds, raised planters and private patio area all overlooking the Old Portstewart golf course.

Utility Room

With double drainer stainless steel sink unit with mixer tap, range built in cupboards, space & plumbing for washing machine and tumble dryer.

2.97 m x 2.90 m

Store 1

With built in wall to ceiling shelving.

2.26 m x 2.06 m

Outside WC

With WC, wash hand basin and tiled floor.

Office 1

With built in shelving.

3.48 m x 3.17 m

Office 2

(L Shaped). 3.71 m x 2.31 m

Detached 2nd Garage/Workshop

(To Widest Point) With up & over door, built in workbench & shelving.

6.83 m x 4.11 m

Integral Garage

With remote control roller door and leading into store 2.

4.70 m x 2.97 m

Store 2 3.35 m x 2.13 m

Tenure: Assumed Freehold Rates: £2107.86 pa as per LPS

Broadband & Mobile: see Ofcom checker for more details - <https://www.ofcom.org.uk>













VIEWING STRICTLY BY APPOINTMENT ONLY

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1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.

2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.

3. These particulars do not constitute a contract or part of a contract.

4. All measurements quoted are approximate.

5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

