



53 GALVALLY AVENUE, PORTSTEWART



X 2



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	82

OFFERS OVER £165,000

53 GALVALLY AVENUE, PORTSTEWART

Situated within a popular and well maintained development just off Station Road, this bright and well presented first floor apartment benefits from its own private entrance together with pleasant open countryside views to the front.

The property offers easily managed accommodation which is likely to appeal to a wide range of purchasers including first time buyers, investors or those seeking a low maintenance holiday home close to the North Coast.

Internally the accommodation comprises a spacious open plan kitchen, living and dining area with Juliet balcony overlooking the surrounding countryside, together with two double bedrooms and a modern shower room. The apartment also benefits from allocated parking and additional visitor spaces.

Conveniently located approximately one mile from Portstewart Promenade and Harbour area, together with easy access to Portstewart Strand and local amenities, this is an excellent opportunity to acquire a well presented apartment in a popular residential location.

FEATURES

- Gas mains central heating.
- Double glazing in uPVC frames.
- Private ground floor entrance.
- Open countryside views.
- Spacious open plan kitchen, living & dining area.
- Two double bedrooms.
- Allocated parking plus visitor spaces.
- Convenient location just off Station Road.

ADDITIONAL INFORMATION

TENURE: Lesehold

ANNUAL RATES: £1,066

ANNUAL SERVICE CHARGE: £TBC

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF

T: 028 7083 5444

E: portstewart@philiptweedie.com

PRIVATE ENTRANCE

Tiled floor

FIRST FLOOR

LANDING

OPEN PLAN KITCHEN, LIVING & DINING

KITCHEN AREA

4.70 m x 3.06 m (15'5" x 10'0")

Range of high and low level units; laminate work surfaces; stainless steel sink unit; integrated washer-dryer; built-in electric oven and grill; electric hob with extractor canopy over; tiled floor; recessed lighting.

LIVING & DINING AREA

5.69 m x 3.00 m (18'8" x 9'10")

Storage cupboard with gas boiler; tiled flooring; patio doors to Juliet balcony.

BEDROOM 1

3.51 m x 3.60 m (11'6" x 11'10")

Double bedroom to rear; built-in furniture.

BEDROOM 2

2.59 m x 3.65 m (8'6" x 12'0")

Double bedroom to rear.

SHOWER ROOM

1.94 m x 2.00 m (6'4" x 6'7")

Large tiled shower cubicle; wash hand basin; toilet; part tiled walls; tiled floor.

EXTERIOR FEATURES

- Allocated parking space plus visitor parking.
- Well maintained communal areas throughout the development.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.

FLOORPLAN



Plans Are For Guidance Only And Not To Scale. Produced Using Digital Scanning Technology. All Dimensions Are Approximate And Should Not Be Relied Upon. Purchasers Should Verify All Information Independently.



PHOTOS



PHOTOS

