



28 MILL GARDENS, PORTSTEWART



X 3



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	52	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £239,950

28 MILL GARDENS, PORTSTEWART

This well-presented semi-detached bungalow is ideally situated just off Mill Road, in a highly sought-after residential area close to the town, beach, and all the attractions Portstewart has to offer. The property offers three bedrooms and has recently benefited from the installation of a modern new kitchen. To the rear, there is a beautifully landscaped yet low-maintenance patio garden, along with the added convenience of gated parking to the side.

FEATURES

- Oil fired central heating (new boiler installed September 2025).
- Dual heating via back boiler (heat & hot water).
- Double glazing in uPVC frames.
- PVC fascia's, soffits and guttering.
- Low maintenance patio garden to the rear.
- Concrete driveway plus gated parking area.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,116.60

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Shelved hot press; laminate flooring; recessed lighting; access to roof space.

DINING KITCHEN

3.90 m x 5.42 m (12'10" x 17'9")

Range of contemporary fitted units; laminate work surfaces; composite sink & drainer; integrated appliances include dishwasher & washer dryer; fitted oven & grill; electric hob with extractor unit over; space for fridge freezer & dining; feature kickboard lighting; recessed lighting; door to the rear garden.

LOUNGE

3.44 m x 4.27 m (11'3" x 14'0")

Cast iron fireplace with painted wood surround and tiled hearth; laminate flooring; recessed lighting.

BEDROOM 1

2.81 m x 3.92 m (9'3" x 12'10")

Double bedroom to the rear.

BEDROOM 2

3.28 m x 2.94 m (10'9" x 9'8")

Double bedroom to the front; built in cupboard.

BEDROOM 3

2.53 m x 2.94 m (8'4" x 9'8")

Double bedroom to the rear.

BATHROOM

2.93 m x 1.78 m (9'7" x 5'10")

Panel bath with electric shower over; PVC panelling; toilet; vanity with wash hand basin; towel radiator; laminate floor; recessed lighting.

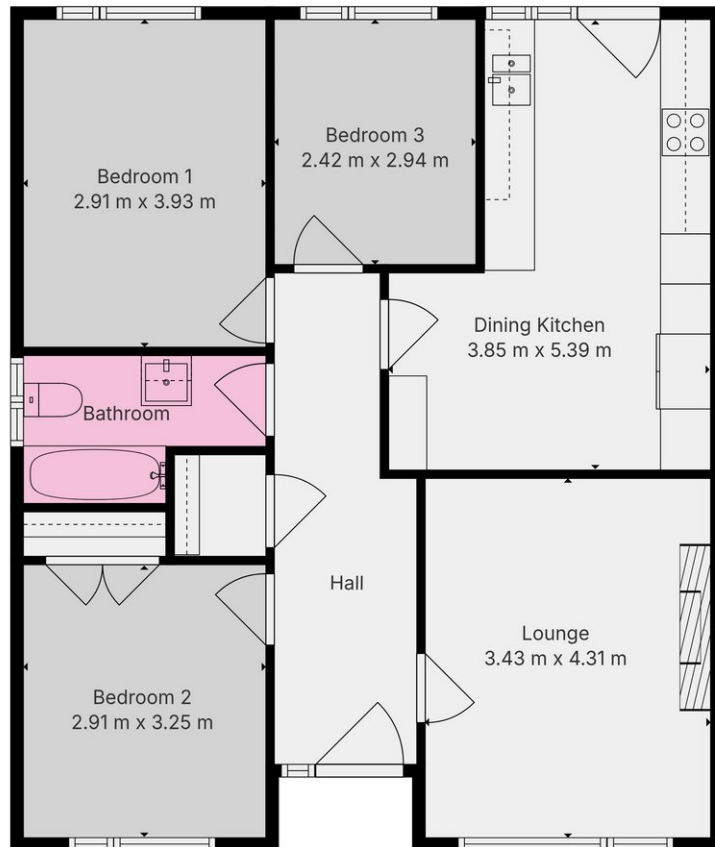
EXTERIOR FEATURES

- Fully enclosed, landscaped patio garden to the rear with paved and gravel areas plus built in raised planters.
- Concrete driveway plus gated parking area to the side.
- Enclosed oil tank and storage area.
- Outside light and tap.



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FLOORPLAN



Total: 79 m²
Ground Floor: 79 m²
Excluded Areas: Walls: 6 m²

Floor 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

