



**12 GALVALLY MEWS, PORTSTEWART**



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		78	82

**OFFERS OVER £225,000**

# 12 GALVALLY MEWS, PORTSTEWART

This lovely and spacious three-bedroom townhouse is set within a very well-kept development and offers comfortable, well-proportioned living throughout. The property features three generously sized bedrooms, making it ideal for families, professionals, or those seeking additional space on the North Coast.

At the heart of the home is a spacious dining kitchen, providing the perfect setting for both everyday living and entertaining. The accommodation is bright and welcoming, with a practical layout designed to suit modern lifestyles.

To the rear, a South-West facing patio garden offers a private and sunny outdoor space, ideal for relaxing or hosting guests, and benefits from plenty of natural light throughout the day.

Further advantages include allocated off-street parking and the overall appeal of being situated within a well-maintained and attractive development.

## FEATURES

- Gas mains central heating system.
- Double glazing in uPVC frames.
- South West facing rear patio garden.
- Solid wood internal doors.
- Allocated off street parking.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,329.90

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

## ACCOMMODATION

### ENTRANCE HALL

Tiled floor.

### LOUNGE

4.81 m x 3.69 m (15'9" x 12'1")

Box bay window to the front; wall mounted electric fire; engineered wood floor.

### DINING KITCHEN

6.13 m x 2.74 m (20'1" x 9'0")

Range of solid Oak fitted units; laminate work surfaces; stainless steel sink & drainer; integrated fridge freezer & dishwasher; electric oven; gas hob with extractor unit over; patio doors to the rear; tiled floor.

### UTILITY ROOM

2.48 m x 1.75 m (8'2" x 5'9")

Range of solid Oak fitted units; laminate work surfaces; stainless steel sink & drainer; gas boiler cupboard; tiled floor; door to the rear.

### DOWNSTAIRS WC

1.75 m x 1.13 m (5'9" x 3'8")

Toilet; wall mounted wash hand basin; tiled floor.

## FIRST FLOOR

### BEDROOM 2

3.83 m x 2.74 m (12'7" x 9'0")

Double bedroom to the rear; built in storage cupboard; engineered wood floor.

### BEDROOM 3

4.08 m x 2.75 m (13'5" x 9'0")

Double bedroom to the front dressed as a living room; built in storage cupboard; engineered wood floor.

### SHOWER ROOM

Tiled shower cubicle; toilet; wall mounted wash hand basin; chrome towel radiator; tiled floor; recessed lighting.

## SECOND FLOOR

### LANDING

Access to the roof space.

### BEDROOM 1

4.32 m x 3.23 m (14'2" x 10'7")

Double bedroom to the front; range of fitted bedroom furniture; engineered wood floor.

### BATHROOM

3.08 m x 2.27 m (10'1" x 7'5")

Free standing bath tub with shower wan attachment; toilet; wall mounted wash hand basin; bidet; chrome towel radiator; tiled floor; recessed lighting.

## EXTERIOR FEATURES

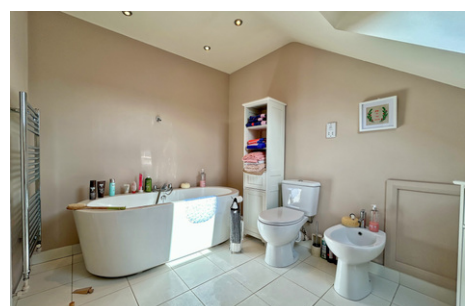
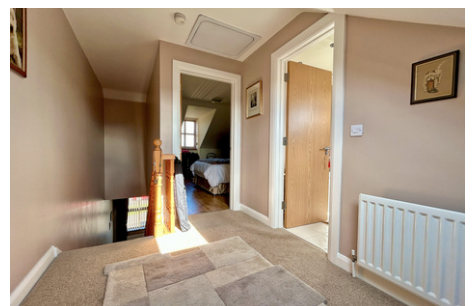
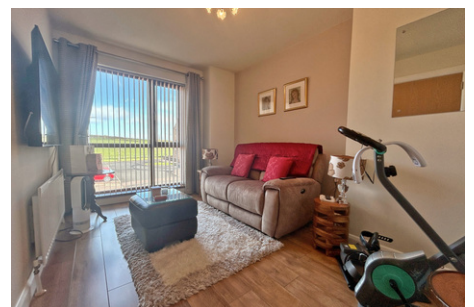
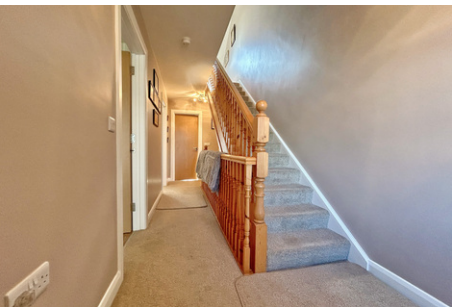
- South West facing fully enclosed low maintenance rear patio garden.
- Two allocated spaces in communal car park to the rear.
- Pedestrian gate from parking area to the rear of the property.
- Timber shed.
- External power points.
- Outside light & tap.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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# PHOTOS



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