



4 BALLYAGHRAN PARK, PORTSTEWART



X 3



X 2



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			
		58	73

OFFERS OVER £225,000

# 4 BALLYAGHRAN PARK, PORTSTEWART

A well proportioned three-bedroom semi-detached home offering fantastic potential for modernisation, ideally situated in a sought-after area of Portstewart. This property is perfect for buyers looking to put their own stamp on a home, with spacious accommodation throughout and a practical layout suited to family living. Externally, the property benefits from a low maintenance rear patio garden, ideal for relaxing or entertaining without the upkeep of a larger outdoor space. Located in a desirable and convenient neighbourhood, the home is within easy reach of local amenities, schools, and the scenic North Coast.

## FEATURES

- Oil fired central heating.
- Double glazing in uPVC.
- Fully enclosed patio garden to the rear.
- Tarmac driveway & parking area.
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## ADDITIONAL INFORMATION

ANNUAL RATES: £1,228

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Vinyl floor; under stairs storage.

## KITCHEN

2.97 m x 2.75 m (9'9" x 9'0")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated fridge freezer & dishwasher; electric oven; induction hob with extractor unit over; plumbed for washing machine; vinyl floor; door to the rear.

## DINING ROOM

3.17 m x 2.77 m (10'5" x 9'1")

Vinyl floor; open to living area.

## LOUNGE

4.14 m x 3.77 m (13'7" x 12'4")

Wall mounted electric fire; open to dining area.

## FIRST FLOOR

### LANDING

Ladder access to the roof space; shelved hot press.

### BEDROOM 1

3.56 m x 2.79 m (11'8" x 9'2")

Double bedroom to the rear; built in storage cupboard.

### BEDROOM 2

3.59 m x 2.70 m (11'9" x 8'10")

Double bedroom to the front.

### BEDROOM 3

2.46 m x 2.85 m (8'1" x 9'4")

Single bedroom to the front; built in storage cupboard.

## BATHROOM

1.67 m x 2.05 m (5'6" x 6'9")

Panelled shower cubicle with electric shower; toilet; vanity unit with wash hand basin; towel radiator; panelled walls; vinyl floor.

## EXTERIOR

### OUTSIDE FEATURES

- Fully enclosed rear patio garden.
- Tarmac driveway & parking area.
- Outside light & tap.
- Small garden in lawn to the front.



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# PHOTOS



