



2 AGHERMORE AVENUE, PORTSTEWART



X 3



X 1



X 2

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	56	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £285,000

2 AGHERMORE AVENUE, PORTSTEWART

This delightful detached bungalow offers spacious and versatile living in a peaceful environment. With three generous bedrooms, this home is ideal for families or those seeking single level living with plenty of room to entertain and relax. The property features a comfortable lounge, a kitchen/dining area, a bright conservatory, a family bathroom and an ensuite. Outside, there are mature gardens, a private driveway and a detached garage. Whether you're looking to enjoy the quiet life or simply settle into a comfortable and well proportioned home, this property offers wonderful potential.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Enclosed rear garden.
- Detached single garage.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,739

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

1.32 m x 1.49 m (4'4" x 4'11")

Enclosed entrance porch with tiled floor.

HALLWAY

Shelved hot press; cloaks cupboard; wood floor; recessed lighting; access to the roof space.

LOUNGE

4.17 m x 5.07 m (13'8" x 16'8")

Bay window to the front; cast iron fireplace set on a tiled hearth with a wood surround.

DINING KITCHEN

4.39 m x 5.18 m (14'5" x 17'0")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; electric oven & hob; plumbed for dishwasher; fitted casual dining table; space for dining; double doors leading to the conservatory.

UTILITY ROOM

1.48 m x 2.68 m (4'10" x 8'10")

Range of fitted units; stainless steel sink & drainer; laminate work surfaces; space for fridge freezer; plumbed for washing machine; door to the rear.

CONSERVATORY

2.72 m x 2.71 m (8'11" x 8'11")

Tiled floor; patio door to the rear.

BEDROOM 1

3.08 m x 3.69 m (10'1" x 12'1")

Double bedroom to the front.

ENSUITE

0.89 m x 2.73 m (2'11" x 8'11")

Tiled shower cubicle with electric shower; toilet; wash hand basin.

BEDROOM 2

3.49 m x 2.48 m (11'5" x 8'2")

Double bedroom to the rear.

BEDROOM 3

3.48 m x 2.70 m (11'5" x 8'10")

Double bedroom to the rear.

BATHROOM

2.40 m x 2.74 m (7'10" x 9'0")

Panel bath; tiled shower cubicle with electric shower; toilet; wash hand basin; part tiled walls.

EXTERIOR

GARAGE

5.60 m x 3.03 m (18'4" x 9'11")

Remote electric roller door; external motion activated security light; oil boiler; concrete floor; power & light.

OUTSIDE FEATURES

- Fully enclosed rear garden.
- Mature landscaping.
- Asphalt driveway.
- Garden in lawn to the front & side.
- 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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