



89 MULLAGHACALL CRESCENT, PORTSTEWART



X 4



X 1



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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			
		53	72

OFFERS OVER £189,950

89 MULLAGHACALL CRESCENT, PORTSTEWART

This end terrace home is conveniently situated close to Portstewart Promenade, local schools and a range of nearby amenities.

The property offers well-proportioned accommodation, including a dining kitchen and separate lounge, along with a WC and fourth bedroom on the ground floor. Upstairs, there are three double bedrooms, a box room or study, together with the main bathroom and a separate WC.

Outside, there is a small garden to the front and side, with an enclosed garden and patio area to the rear.

Offering excellent space and potential, this home would suit a first-time buyer, young family, or as an investment property, all within a convenient and established residential area.

FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames.
- South facing rear garden & patio area.
- Off street communal parking.

ADDITIONAL INFORMATION

TENURE: Leasehold (Details TBC)

ANNUAL RATES: £1,228

ANNUAL SERVICE CHARGE: TBC

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

1.82 m x 0.92 m (6'0" x 3'0")

Tiled floor; glass panel door leading to the hallway.

HALLWAY

DINING KITCHEN

3.17 m x 5.92 m (10'5" x 19'5")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; fitted oven & grill; electric hob with extractor unit over; space for under counter fridge; plumbed for washing machine; storage cupboard; space for dining; tiled floor; part tiled walls; door to the rear.

LOUNGE

3.76 m x 3.67 m (12'4" x 12'0")

Media wall with built in shelving, feature lighting & electric fire; laminate floor.

BEDROOM 4

2.85 m x 2.39 m (9'4" x 7'10")

Single bedroom to the front; vinyl floor.

DOWNSTAIRS WC

0.90 m x 2.20 m (2'11" x 7'3")

Toilet; wall mounted vanity unit with wash hand basin; tiled floor.

FIRST FLOOR

LANDING

Access to the roof space; shelved hot press.

BEDROOM 1

3.78 m x 3.14 m (12'5" x 10'4")

Double bedroom to the front; built in storage cupboard.

BEDROOM 2

2.84 m x 3.69 m (9'4" x 12'1")

Double bedroom to the front; built in storage cupboard.

BEDROOM 3

3.18 m x 3.14 m (10'5" x 10'4")

Double bedroom to the rear; built in storage cupboard.

BOX ROOM / STUDY

1.87 m x 2.37 m (6'2" x 7'9")

Storage / study area.

BATHROOM

1.80 m x 2.19 m (5'11" x 7'2")

Panel bath with electric shower over; vanity unit with wash hand basin; wall mounted back lit mirror; tiled floor; part tiled walls.

EXTERIOR FEATURES

- Fully enclosed South facing rear garden & patio area.
- Small storage cupboard.
- Garden in lawn to the front & side.
- Oil boiler.
- Outside light & tap.

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

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PHOTOS



