



**16 LISSADELL MEWS, PORTSTEWART**



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>	62	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**OFFERS OVER £275,000**

# 16 LISSADELL MEWS, PORTSTEWART

A beautifully presented three bedroom detached home, offered in immaculate condition throughout. This charming property boasts a bright and spacious upstairs lounge, where you can enjoy a delightful distant sea view, perfect for relaxing or entertaining. Inside, the property has been meticulously maintained, featuring well proportioned rooms, a modern finish, and a welcoming atmosphere ready for immediate move in. The home benefits from a South facing rear garden, allowing for plenty of natural sunlight throughout the day, ideal for outdoor dining, gardening, or simply unwinding in a peaceful setting. A perfect choice for families or buyers seeking comfort, style, and a touch of coastal charm.

## FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames.
- Distant sea views towards Donegal.
- South facing rear garden & patio area.
- Composite front & rear door.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,586

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  
W: <https://philiptweedie.com>

## GROUND FLOOR

### ENTRANCE HALL

Tiled floor; shelved hot press; under stairs storage cupboard.

### BEDROOM 1

3.29 m x 3.68 m (10'10" x 12'1")

Double bedroom to the rear.

### ENSUITE

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

Panelled shower cubicle; toilet; wash hand basin; tiled floor.

### BEDROOM 2

2.98 m x 3.70 m (9'9" x 12'2")

Double bedroom to the front.

### REAR HALL

2.16 m x 1.06 m (7'1" x 3'6")

Door to the rear; tiled floor.

### BATHROOM

1.86 m x 2.50 m (6'1" x 8'2")

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

## FIRST FLOOR

### LANDING

Access to the roof space.

### LOUNGE

3.71 m x 5.88 m (12'2" x 19'3")

Feature window with distant sea views towards Donegal; decorative slate fireplace set on a slate hearth with a wooden surround; open to the kitchen; vinyl floor.

### DINING KITCHEN

4.61 m x 2.85 m (15'1" x 9'4")

Range of fitted units; laminate work surfaces; composite sink & drainer; integrated fridge freezer & dishwasher; electric oven; induction hob with extractor unit over; plumbed for washing machine; space for dining; open to the lounge; vinyl floor; part tiled walls.

### BEDROOM 3

2.37 m x 2.91 m (7'9" x 9'7")

Single bedroom to the rear; vinyl floor.

### WC

1.07 m x 1.65 m (3'6" x 5'5")

Toilet; wash hand basin; vinyl floor.

## EXTERIOR

### OUTSIDE FEATURES

- South facing garden and patio to the rear.
- Paved brick driveway.
- Mature landscaping.
- Timber shed.
- Outside light & tap.



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# PHOTOS



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