



20 GALVALLY CLOSE, 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	80	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £245,000

20 GALVALLY CLOSE, PORTSTEWART

A beautifully presented three bedroom semi-detached home in immaculate condition, offering stylish and contemporary living throughout. The property features a stunning open-plan kitchen, living, and dining area, perfect for modern family life and entertaining. Upstairs, the spacious master bedroom benefits from an en-suite, complemented by two further bedrooms and a modern family bathroom. Outside, the home boasts a fully enclosed rear garden & patio area, ideal for relaxing or hosting guests. This turnkey property combines comfort, space, and modern design, making it an ideal choice for a wide range of buyers.

FEATURES

- Mains gas central heating.
- Double glazing in uPVC frames.
- Fully enclosed rear garden & patio area.

ADDITIONAL INFORMATION

ANNUAL RATES: £1125.00

ANNUAL SERVICE CHARGE: £100.00

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>

ENTRANCE HALL

Vinyl floor.

OPEN PLAN KITCHEN LIVING DINING

KITCHEN AREA

4.53 m x 2.90 m (14'10" x 9'6")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated fridge freezer & dishwasher; fitted electric oven; gas hob with extractor unit over; space for dining; patio door to the rear; open to living area; tiled floor.

LIVING AREA

5.13 m x 3.57 m (16'10" x 11'9")

Box bay window to the front; solid wood floor; under stairs storage cupboard; open to the kitchen.

UTILITY ROOM

1.95 m x 1.64 m (6'5" x 5'5")

Range of fitted units; laminate work surfaces; plumbed for washing machine; space for dryer; gas boiler; tiled floor.

DOWNSTAIRS WC

2.46 m x 1.63 m (8'1" x 5'4")

Toilet; wall mounted wash hand basin; tiled floor.

FIRST FLOOR

LANDING

Storage cupboard; access to the roof space.

BEDROOM 1

3.59 m x 2.63 m (11'9" x 8'8")

Double bedroom to the front; two built in wardrobes.

ENSUITE

0.88 m x 2.48 m (2'11" x 8'2")

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

BEDROOM 2

4.02 m x 2.67 m (13'2" x 8'9")

Double bedroom to the rear.

BEDROOM 3

2.99 m x 1.88 m (9'10" x 6'2")

Single bedroom to the rear.

BATHROOM

2.13 m x 1.89 m (7'0" x 6'2")

Panel bath; tiled shower cubicle; toilet; wall mounted wash hand basin; chrome towel radiator; tiled floor; part tiled walls.

EXTERIOR

OUTSIDE FEATURES

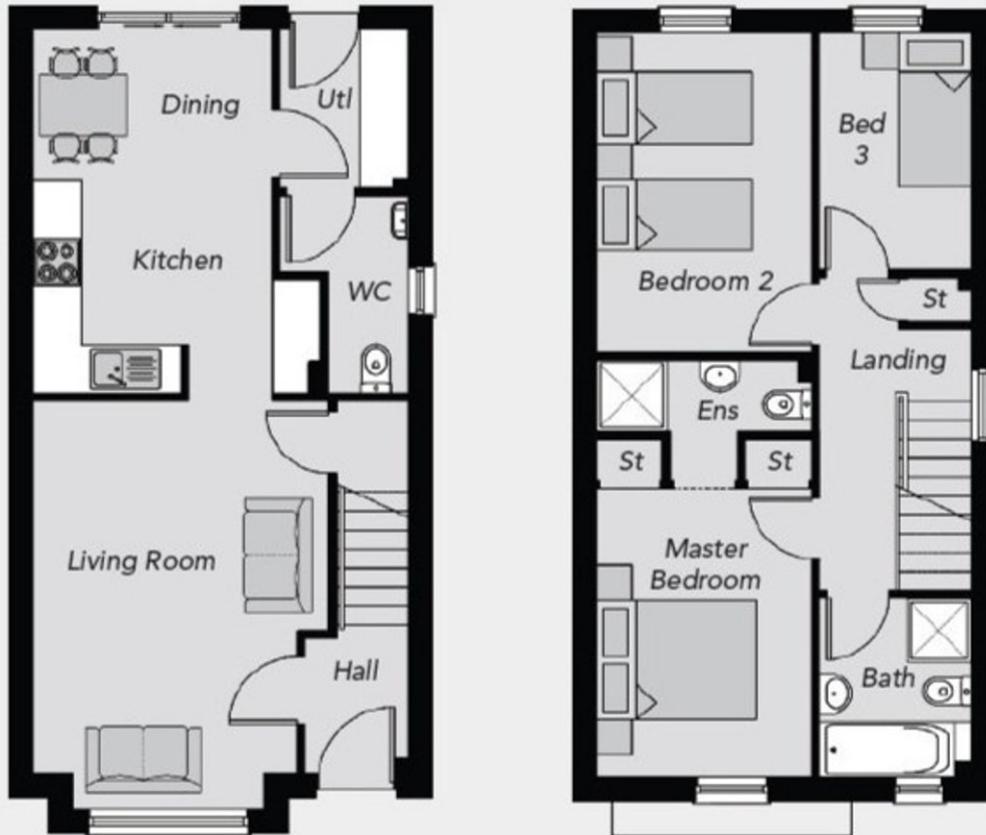
- Fully enclosed rear garden & patio area.
- Tarmac driveway & parking area.
- Small garden in lawn to the front.
- Outside light & tap.

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

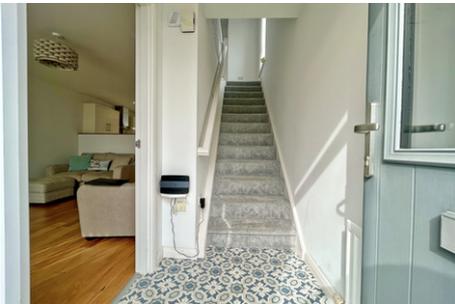
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.



FLOORPLAN



PHOTOS



PHOTOS

