



1 HATHERAN MEWS, 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	81

OFFERS OVER £295,000

1 HATHERAN MEWS, PORTSTEWART

Situated within a popular modern development, this beautifully presented detached three-bedroom home offers stylish living in a highly convenient location. The property is ideally positioned close to many local amenities and the seaside town's attractions, including the Promenade, golf courses, and stunning coastal walks.

The ground floor features a spacious open-plan kitchen, living and dining area, along with a utility room and a downstairs WC. Upstairs comprises three well-proportioned bedrooms, including a principal bedroom with en suite, as well as the main bathroom.

Externally, the property benefits from a fully enclosed south-east-facing rear garden with lawn and patio areas, along with paved parking for two cars.

FEATURES

- Mains gas central heating system
- Double glazing in uPVC frames
- Paved parking area for two cars
- Fully enclosed south-east-facing rear garden and patio area

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,432

ANNUAL SERVICE CHARGE: £490

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Mosaic-style tiled flooring; under-stair storage.

DINING KITCHEN

4.75 m x 3.36 m (15'7" x 11'0")

Range of contemporary high- and low-level units; laminate work surfaces; composite sink and drainer; integrated fridge/freezer and dishwasher; electric oven and hob with extractor over; sliding patio doors to the rear; tiled flooring; recessed lighting; open plan to living room.

LIVING ROOM

4.75 m x 3.58 m (15'7" x 11'9")

Open plan to kitchen; bright and spacious room to the front.

UTILITY ROOM

2.00 m x 1.98 m (6'7" x 6'6")

Range of fitted units; laminate work surfaces; stainless steel sink and drainer; plumbed for washing machine; tiled flooring; door to the rear.

DOWNSTAIRS WC

2.00 m x 0.88 m (6'7" x 2'11")

Toilet; wash hand basin; mosaic-style tiled flooring.

FIRST FLOOR

LANDING

Access to roof space and a shelved linen cupboard.

PRINCIPAL BEDROOM

3.51 m x 3.23 m (11'6" x 10'7")

Double bedroom to the front.

ENSUITE

2.47 m x 1.02 m (8'1" x 3'4")

Tiled shower cubicle; toilet; wash hand basin; chrome towel radiator; tiled flooring.

BEDROOM 2

4.09 m x 2.49 m (13'5" x 8'2")

Double bedroom to the rear.

BEDROOM 3

3.24 m x 2.67 m (10'8" x 8'9")

Single bedroom to the front.

BATHROOM

2.65 m x 1.99 m (8'8" x 6'6")

Panel bath; tiled shower cubicle; toilet; vanity unit with wash hand basin; chrome towel radiator; tiled flooring.

EXTERIOR FEATURES

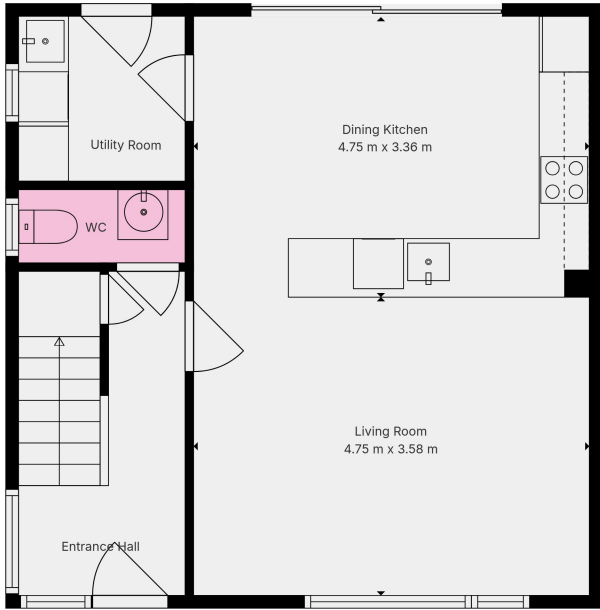
- Paved parking area for two cars
- Fully enclosed south-east-facing rear garden
- Paved patio area to the rear
- Outside light and tap

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

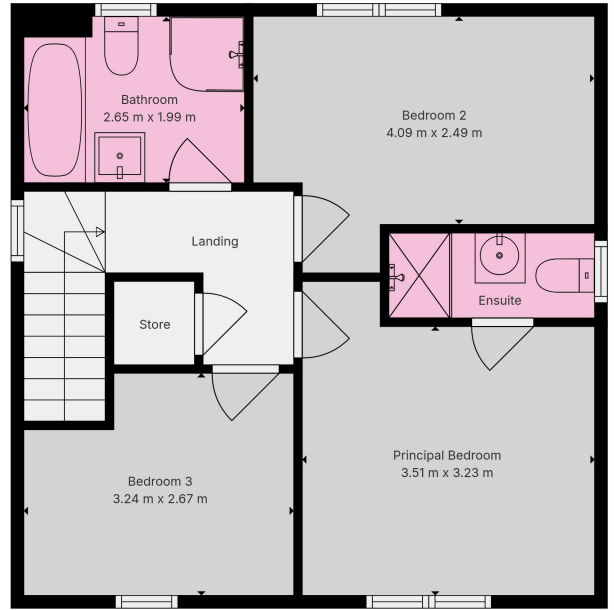
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FLOORPLAN



Ground Floor



1st Floor

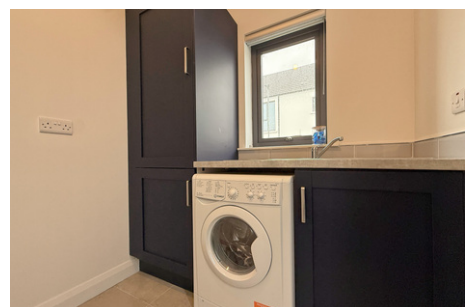


Total: 96 m²
Ground Floor: 48 M², 1st Floor: 48 m²
Excluded Areas: Walls: 7 m²

Floor Plans Are For Guidance Only And Not To Scale. Produced Using Digital Scanning Technology. All Dimensions Are Approximate And Should Not Be Relied Upon. Purchasers Should Verify All Information Independently.



PHOTOS



PHOTOS

