



10 GALVALLY GARDENS, PORTSTEWART



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £375,000

10 GALVALLY GARDENS, PORTSTEWART

This beautifully finished contemporary townhouse provides generous accommodation across three levels, ideally positioned in a sought-after area of Portstewart; perfect for modern coastal living.

On the ground floor, there are two well-proportioned double bedrooms, along with a stylish family bathroom and a practical utility room. The first floor offers a bright and spacious open-plan layout, combining the kitchen, dining, and living areas, complemented by a separate WC. The top floor is devoted to an impressive principal suite, complete with an ensuite, dressing room, and direct access to a private west-facing terrace featuring an outdoor fireplace and scenic coastal views.

Externally, the property benefits from additional storage, a neatly landscaped low-maintenance garden, and parking to the front. The outdoor space is further enhanced by an outdoor kitchen area and a Hilton aluminium pergola, creating an ideal setting for entertaining and relaxing outdoors.

FEATURES

- Main gas central heating.
- Double glazing in uPVC frames.
- Second floor roof terrace with coastal views.
- Enclosed landscaped patio garden to the rear.
- Hilton aluminium weather resistant Pergola.
- Allocated car parking area to the front.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,652.00

ANNUAL SERVICE CHARGE: £100.00

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE HALL

Tiled floor; house alarm system.

BEDROOM 2

3.40 m x 3.12 m (11'2" x 10'3")

Double bedroom to the front.

BEDROOM 3

2.98 m x 2.70 m (9'9" x 8'10")

Double bedroom to the rear; fitted shelved sliding wardrobes;

BATHROOM

1.98 m x 2.70 m (6'6" x 8'10")

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

UTILITY ROOM

3.28 m x 1.98 m (10'9" x 6'6")

Range of fitted units; laminate work surfaces; composite sink & drainer; plumbed for washing machine; space for dryer; under cupboard lighting; tiled floor; door to the rear garden.

KITCHEN

5.61 m x 2.70 m (18'5" x 8'10")

Range of fitted contemporary units; granite work surfaces; recessed sink & drainer; integrated tall fridge & dishwasher; electric oven; gas hob with extractor unit over; gas boiler cupboard; space for dining; tiled floor; recessed lighting; open to living room.

LIVING ROOM

3.47 m x 4.78 m (11'5" x 15'8")

Amtico flooring; full length windows to the front; open to the kitchen.

WC

1.86 m x 1.95 m (6'1" x 6'5")

Toilet; wall mounted wash hand basin; tiled floor; recessed lighting.

SECOND FLOOR LANDING

Door to the roof terrace.

BEDROOM 1

4.10 m x 3.71 m (13'5" x 12'2")

Double bedroom to the front; door to the roof terrace; access to the roof space.

DRESSING ROOM

1.46 m x 2.66 m (4'9" x 8'9")

Walk in dressing room with fitted shelving; power & light.

ENSUITE

1.49 m x 2.06 m (4'11" x 6'9")

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

EXTERIOR

ROOF TERRACE

3.37 m x 4.43 m (11'1" x 14'6")

West facing terrace with coastal views; artificial grass; feature outdoor fireplace; glass balustrades.

OUTDOOR KITCHEN

3.19 m x 2.04 m (10'6" x 6'8")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; plumbed for slimline dishwasher; space for under counter fridge & freezer; tiled floor.

OUTSIDE FEATURES

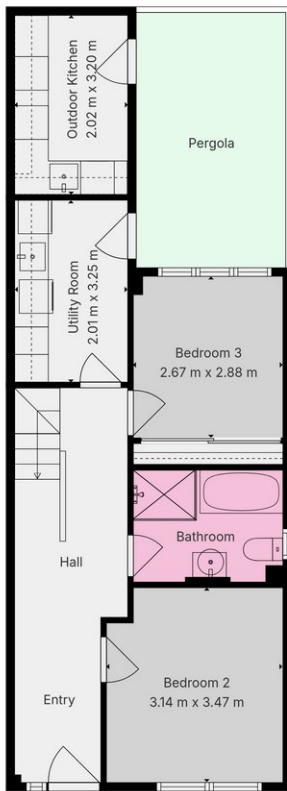
- Private roof terrace with coastal views.
- Low maintenance fully enclosed rear patio garden.
- Hilton aluminium weather-resistant pergola.
- Lockable aluminium side gate.
- Feature external lighting.
- Timber garden shed.
- External power points.
- Tarmac parking area to the front.
- Outside tap.

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

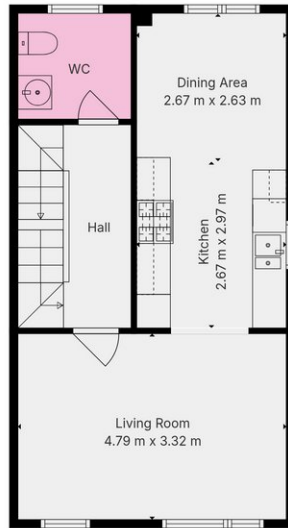
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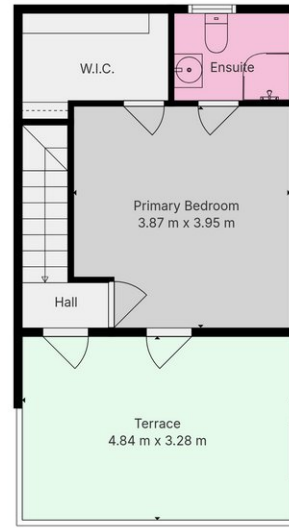
FLOORPLAN



Ground Floor



1st Floor



2nd Floor



Total: 123 m²
Ground Floor: 53 M², 1st Floor: 43 M², 2nd Floor: 27 m²
Excluded Areas: Pergola: 12 M², Terrace: 16 M², Walls: 11 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

