



68 CAPPAGH AVENUE, PORTSTEWART



X 4



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	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £209,950

68 CAPPAGH AVENUE, PORTSTEWART

This mid-terrace home is located within a popular and well-maintained residential development in Portstewart. The ground floor features a spacious lounge opening to the dining kitchen, while upstairs comprises four bedrooms, including a principal bedroom with ensuite, and a main bathroom.

Externally, there is an enclosed rear garden with gated access and off-street communal parking.

Conveniently situated close to the town centre, local amenities, beaches, and golf courses, the property offers scope for some updating and will appeal to first-time buyers, investors, or those seeking a holiday home in a popular coastal location.

FEATURES

- Oil-fired central heating
- Double glazing in uPVC frames
- Fully enclosed rear garden
- Off-street car parking

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,492

ANNUAL SERVICE CHARGE: £175

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

Vinyl floor; under-stairs storage space.

LOUNGE

4.88 m x 3.77 m (16'0" x 12'4")

Cast iron fireplace set on a slate hearth with wooden surround; glass-panel doors to the kitchen; vinyl floor.

DINING KITCHEN

3.37 m x 5.91 m (11'1" x 19'5")

Range of fitted units; laminate work surfaces; stainless steel sink and drainer; electric oven and hob with extractor unit over; plumbed for washing machine; sliding patio door and separate pedestrian door to the rear garden; space for dining; tiled floor.

DOWNSTAIRS WC

1.61 m x 1.76 m (5'3" x 5'9")

Toilet; wash hand basin; vinyl floor.

FIRST FLOOR

LANDING

Roof space access; storage cupboard; shelved hot press.

BEDROOM 1

3.59 m x 4.82 m (11'9" x 15'10")

Double bedroom to the rear.

ENSUITE

2.57 m x 1.18 m (8'5" x 3'10")

Tiled shower cubicle; electric shower; toilet; wash hand basin; vinyl floor.

BEDROOM 2

4.68 m x 3.19 m (15'4" x 10'6")

Double bedroom to the front.

BEDROOM 3

3.98 m x 2.22 m (13'1" x 7'3")

Double bedroom to the front; built-in storage cupboard.

BEDROOM 4

2.79 m x 2.68 m (9'2" x 8'10")

Single bedroom to the front.

BATHROOM

2.59 m x 2.10 m (8'6" x 6'11")

Panel bath; tiled shower cubicle with electric shower; toilet; wash hand basin; vinyl floor.

EXTERIOR

OUTSIDE FEATURES

- Enclosed rear garden with gated pedestrian access
- External store housing the oil boiler
- Off-street communal parking
- External light and tap

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

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PHOTOS



