



15 HARRYVILLE, PORTSTEWART



X 4



X 2



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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	55	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £325,000

15 HARRYVILLE, PORTSTEWART

A spacious and well presented traditional mid terrace property ideally situated just around the corner from the Promenade in the heart of Portstewart, within easy walking distance of the town's many shops, cafés, restaurants and local amenities.

Providing excellent accommodation set over three floors, the property retains much of its original character and charm including many decorative fireplaces, whilst also providing a layout well suited to modern day living. Internally the property comprises four well proportioned bedrooms, separate lounge to the front and an open plan kitchen, living and dining area opening onto the enclosed rear patio garden, downstairs WC, first floor bathroom and additional shower room on the second floor.

To the rear the property enjoys excellent sea views together with a low maintenance enclosed west facing patio garden and useful external store.

This is an excellent opportunity to acquire a spacious home in one of Portstewart's most convenient and sought after locations, ideal for both permanent and holiday use alike.

FEATURES

- Oil fired central heating
- uPVC double glazed windows
- Excellent sea views to the rear
- Many original features retained including decorative fireplaces
- Enclosed west facing patio garden
- External store with power and light
- Prime location close to the Promenade and harbour area

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,119

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

ENTRANCE PORCH

1.60 m x 1.83 m (5'3" x 6'0")

Mosaic tiled floor.

HALLWAY

Laminate wood flooring; under-stair cupboard plumbed for washing machine.

KITCHEN

2.50 m x 2.42 m (8'2" x 7'11")

Range of fitted units; solid wood block work surfaces; stainless steel sink; space for cooker with extractor unit over; plumbed for dishwasher; open plan to living and dining area.

LIVING & DINING AREA

4.89 m x 3.73 m (16'1" x 12'3")

Decorative cast iron fireplace with painted wood surround; tiled flooring; patio doors to the rear.

LOUNGE

4.53 m x 4.64 m (14'10" x 15'3")

Decorative tiled fireplace with wood surround; bay window to the front.

WC

1.16 m x 2.23 m (3'10" x 7'4")

Toilet; wash hand basin; tiled floor.

FIRST FLOOR

LANDING

Shelved hot press.

BEDROOM 1

5.47 m x 3.83 m (17'11" x 12'7")

Double bedroom to the front; bay window; decorative cast iron fireplace with wood surround.

BEDROOM 2

3.95 m x 3.48 m (13'0" x 11'5")

Double bedroom to the rear; decorative cast iron fireplace with wood surround; patio doors opening to a glazed Juliet balcony with sea views.

BEDROOM 3

3.28 m x 2.66 m (10'9" x 8'9")

Double bedroom to the front.

BATHROOM

2.01 m x 2.25 m (6'7" x 7'5")

Panel bath with shower over; toilet; wash hand basin; part wood panelled walls; vinyl flooring.

SECOND FLOOR

BEDROOM 4

4.36 m x 3.11 m (14'4" x 10'2")

Double bedroom to the rear with Velux windows enjoying sea views.

SHOWER ROOM

Shower cubicle; wash hand basin; vinyl flooring; store cupboard.

EXTERIOR

OUTBUILDING / STORE

3.43 m x 4.42 m (11'3" x 14'6")

Door to the rear lane; power and light.

OUTSIDE FEATURES

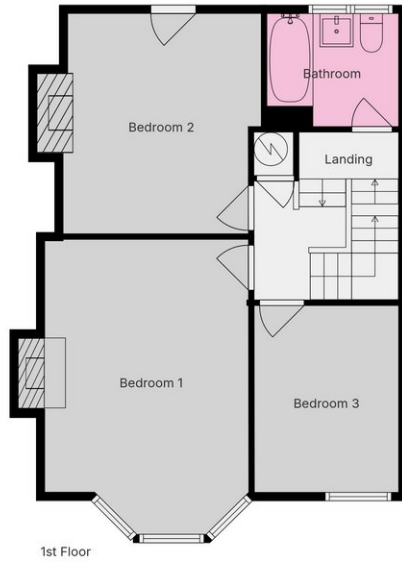
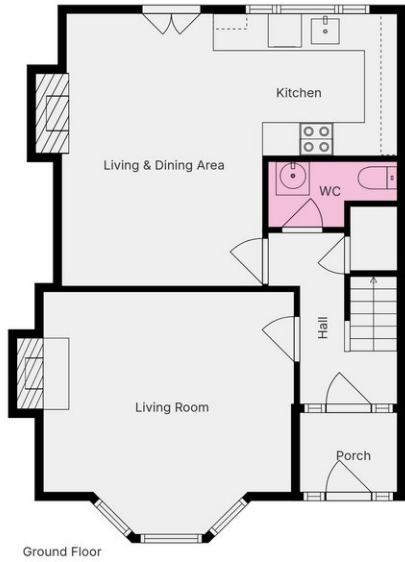
- Fully enclosed patio garden with raised gravel area
- Outside light and tap
- Enclosed patio area to the front

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

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FLOORPLAN



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



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