



## 8 NURSERY MEWS, PORTSTEWART



X 4



X 2



X 3

| Energy Efficiency Rating                    |          | Current | Potential |
|---------------------------------------------|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92 plus)                                   | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
|                                             |          | 83      | 83        |

**OFFERS OVER £499,500**

# 8 NURSERY MEWS, PORTSTEWART

Situated in the prestigious Nursery Mews development, 8 Nursery Mews offers luxurious coastal living with a contemporary design and a spacious, family friendly layout. This stunning 4 bedroom home features a modern open plan kitchen with living & dining areas, a separate living room to the front and benefits from a beautifully landscaped, low maintenance garden designed for ease of upkeep.

Located just 0.7 miles from the beautiful Strand Beach, this home is perfectly situated for those who enjoy scenic seaside walks and outdoor activities. The thriving Portstewart Promenade, only 0.6 miles away, offers a delightful mix of eateries, convenience stores, and local shops, ensuring all your daily needs are within easy reach.

## FEATURES

- Main gas central heating.
- Double glazing in uPVC frames.
- Security alarm.
- Landscaped rear garden and patio areas.
- Timber garden shed.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,862.76

ANNUAL SERVICE CHARGE: £600

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ACCOMMODATION

### ENTRANCE HALL

Tiled floor.

### OPEN PLAN KITCHEN, LIVING & DINING

4.86 m x 6.08 m (15'11" x 19'11")

Luxury kitchen with viridian and porcelain hand painted ash units with larder storage units; 20mm quartz worktops; recessed sink; induction hob with extractor unit over; integrated oven, microwave, fridge freezer & dishwasher; peninsula island/breakfast bar; built in coffee bar; sliding patio door leading to the rear from living area; tiled floor; spot lighting.

### LOUNGE

5.22 m x 4.38 m (17'2" x 14'4")

Feature stone electric fire; corner window; under stairs storage cupboard.

### UTILITY ROOM

2.16 m x 2.98 m (7'1" x 9'9")

Range of contemporary fitted units; stainless steel sink unit; laminate work surfaces; washing machine & dryer; gas boiler; tiled floor; extractor fan; door to the side.

### DOWNSTAIRS WC

1.46 m x 1.68 m (4'9" x 5'6")

Toilet; wall mounted vanity unit with wash hand basin; chrome towel radiator; back light mirror; tiled floor; extractor fan.

### FIRST FLOOR

#### LANDING

Storage cupboard; slingsby ladder leading to roof space.

#### BEDROOM 1

4.08 m x 3.37 m (13'5" x 11'1")

Double bedroom to the front; fitted mirrored sliding wardrobe.

#### ENSUITE

1.51 m x 2.46 m (4'11" x 8'1")

Large tiled shower cubicle; toilet; wall mounted vanity unit with wash hand basin; chrome towel radiator; back light mirror; tiled floor; spot lighting; extractor fan.

#### BEDROOM 2

3.91 m x 2.59 m (12'10" x 8'6")

Double bedroom to the front.

#### ENSUITE

1.21 m x 2.34 m (4'0" x 7'8")

Large tiled shower cubicle with electric shower; toilet; wall mounted vanity unit with wash hand basin; chrome towel radiator; back light mirror; tiled floor; spot lighting; extractor fan.

#### BEDROOM 3

3.72 m x 2.78 m (12'2" x 9'1")

Double bedroom to the rear.

#### BEDROOM 4

3.33 m x 3.16 m (10'11" x 10'4")

Double bedroom to the rear; fitted mirrored sliding wardrobe.

### BATHROOM

1.93 m x 2.47 m (6'4" x 8'1")

Free standing bath; large tiled shower cubicle; toilet; wall mounted vanity unit with wash hand basin; chrome towel radiator; back light mirror; tiled floor; spot lighting; extractor fan.

### EXTERIOR

#### OUTSIDE FEATURES

- Fully enclosed rear garden with patio area.
- Beautifully landscaped rear garden.
- Timber garden shed.
- Tarmac driveway & parking area.
- External light & tap.



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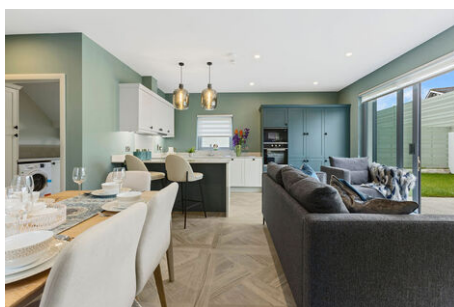
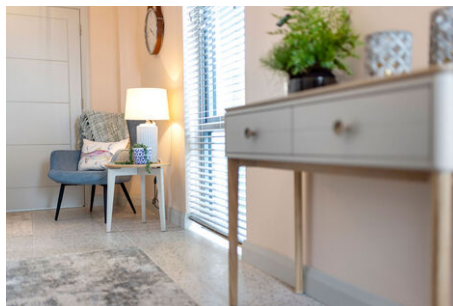
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# FLOORPLAN



Floor Plans are not to scale

# PHOTOS



# PHOTOS

