



7 NURSERY MEWS, PORTSTEWART



X 4



X 2



X 3

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			
		83	83

OFFERS OVER £499,950

7 NURSERY MEWS, PORTSTEWART

Situated in the prestigious Nursery Mews development, 7 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: £2,058.84

ANNUAL SERVICE CHARGE: £600

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
W: www.philiptweedie.com

ACCOMMODATION

ENTRANCE HALL

Tiled floor.

OPEN PLAN KITCHEN, LIVING & DINING

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

Contemporary sleek fitted kitchen units with hand painted ash doors in Graphite & Light Grey; 20mm Olympus Quartz worktops over the peninsula island/breakfast bar with inbuilt wine cooler; recessed sink; induction hob with extractor unit over; integrated oven, microwave, fridge freezer & dishwasher; Quorker hot water tap; built in coffee bar; sliding patio door leading to the rear from living area; tiled floor; spot lighting.

LOUNGE

5.23 m x 4.27 m (17'2" x 14'0")

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

UTILITY ROOM

2.98 m x 2.15 m (9'9" x 7'1")

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 the roof space.

BEDROOM 1

4.08 m x 3.36 m (13'5" x 11'0")

Double bedroom to the front; fitted mirrored sliding wardrobe.

ENSUITE

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

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

3.93 m x 2.59 m (12'11" 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

3.68 m x 2.79 m (12'1" x 9'2")

Double bedroom to the rear.

BEDROOM 4

3.32 m x 3.15 m (10'11" x 10'4")

Double bedroom to the rear; fitted mirrored sliding wardrobe.

BATHROOM

2.48 m x 1.93 m (8'2" x 6'4")

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

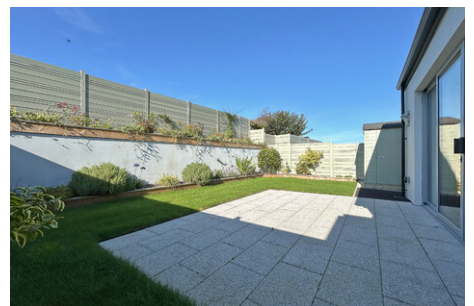
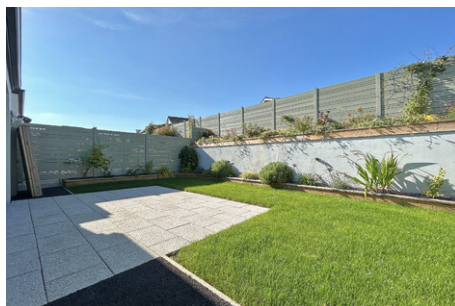
OUTSIDE FEATURES

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

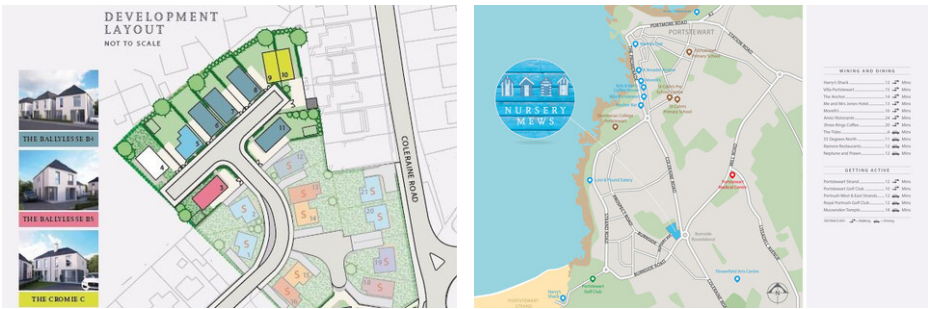


PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.

PHOTOS



PHOTOS



FLOORPLAN

