



## 15 SUNSET RIDGE, PORTSTEWART



X 3



X 1



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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>	64	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**OFFERS OVER £295,000**

# 15 SUNSET RIDGE, PORTSTEWART

This beautifully presented three bedroom semi detached property is in immaculate condition throughout and ready to move into. The home offers bright and spacious living, complemented by a large rear garden that provides the perfect space for relaxation or family life. One of the standout features is the impressive sea view, enjoyed from the rear of the property, an ideal backdrop for outdoor dining or morning coffee. With well maintained interiors, contemporary finishes, and generous outdoor space, this home is perfect for families, couples, or anyone seeking a peaceful setting with coastal charm.

## FEATURES

- Sea views towards Donegal.
- Gas mains central heating.
- Double glazing in uPVC frames.
- Integral garage.

## ADDITIONAL INFORMATION

TENURE: Leasehold, 999 Years from Nov 1969

ANNUAL RATES: £1,329.90

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ACCOMMODATION

### ENTRANCE HALL

Tiled floor; under stairs storage.

### LOUNGE

3.78 m x 4.63 m (12'5" x 15'2")

Cast iron fireplace set on a slate hearth; fitted Oak shelving with featured lighting; tiled floor.

### DINING KITCHEN

3.34 m x 6.70 m (10'11" x 22'0")

Range of solid wood fitted units; laminate work surfaces; stainless steel sink & drainer; space for American style fridge freezer & range style cooker with extractor unit above; plumbed for dishwasher; fitted benched seating & storage in dining area; patio doors leading to the rear; tiled floor; part tiled walls; recessed lighting.

### UTILITY ROOM

3.28 m x 3.85 m (10'9" x 12'8")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; plumbed for washing machine; space for dryer; separate WC with toilet; door to the rear; tiled floor; part tiled walls; recessed lighting; internal access to garage.

## FIRST FLOOR

### LANDING

Access to the roof space; linen cupboard.

### BEDROOM 1

4.07 m x 3.31 m (13'4" x 10'10")

Double bedroom to the front; fitted bedroom furniture.

### BEDROOM 2

3.06 m x 3.48 m (10'0" x 11'5")

Double bedroom to the rear with partial sea views; built in wardrobe.

### BEDROOM 3

3.09 m x 2.23 m (10'2" x 7'4")

Single bedroom to the front; built in wardrobe.

### BATHROOM

2.11 m x 2.44 m (6'11" x 8'0")

Tiled shower cubicle; toilet; vanity unit with wash hand basin & wall mounted mirror; chrome towel radiator; tiled floor; tiled walls.

## EXTERIOR

### INTEGRAL GARAGE

4.43 m x 2.99 m (14'6" x 9'10")

Electric door; concrete floor; gas boiler; power & light.

## OUTSIDE FEATURES

- Sea views towards Donegal.
- Fully enclosed garden with decking area.
- Small garden in lawn to the front.
- Outside light & tap.
- Driveway to the front.



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# PHOTOS





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