



101 PROSPECT ROAD, PORTSTEWART



X 4



X 1



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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			59
		29	

OFFERS OVER £249,950

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Located in one of Portstewart's most sought after areas, this four bedroom semi detached property offers excellent family living in a superb location. The home features bright and spacious accommodation throughout, including a generous living area, spacious kitchen, and four good bedrooms. To the rear, you'll find a private enclosed garden perfect for entertaining, and relaxing. The property also benefits from being close to local schools, shops, and the stunning Portstewart Strand, making it an ideal choice for families or those seeking a holiday retreat.

FEATURES

- Open fire with back boiler heating system.
- Double glazing in uPVC frames.
- Private enclosed rear garden.
- Excellent location for the town centre and Portstewart Strand.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,176.45

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

1.23 m x 1.34 m (4'0" x 4'5")

Tiled floor; glass panel door leading to the hallway.

HALLWAY

Tiled floor.

LOUNGE

3.98 m x 3.38 m (13'1" x 11'1")

Bay window to the front; open to living area.

LIVING ROOM

3.33 m x 3.79 m (10'11" x 12'5")

Tiled fireplace set on a tiled hearth with wooden mantle.

DINING KITCHEN

3.16 m x 5.30 m (10'4" x 17'5")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; space for cooker & under counter fridge; plumbed for washing machine; under stairs storage cupboard; tiled floor; door to the rear.

BEDROOM 4

3.33 m x 2.98 m (10'11" x 9'9")

Double bedroom / living access off the kitchen to the rear.

SECOND FLOOR

LANDING

Access to the roof space.

BEDROOM 1

3.71 m x 2.93 m (12'2" x 9'7")

Double bedroom to the front.

BEDROOM 2

2.82 m x 2.85 m (9'3" x 9'4")

Double bedroom to the rear; built in storage cupboard.

BEDROOM 3

2.82 m x 2.17 m (9'3" x 7'1")

Single bedroom to the front.

BATHROOM

2.56 m x 2.05 m (8'5" x 6'9")

Panel bath with electric shower over; toilet; wash hand basin; shelved hot press; vinyl floor; part tiled walls.

EXTERIOR

GARAGE

4.49 m x 3.17 m (14'9" x 10'5")

Roller door; concrete floor; power & light.

OUTBUILDING

4.31 m x 2.08 m (14'2" x 6'10")

OUTSIDE FEATURES

- Private rear garden with concrete yard area.
- Concrete driveway.
- Gate providing access to side lane
- Small garden area to the front.



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PHOTOS



