



27 FLOWERFIELD ROAD, PORTSTEWART



X 3



X 1



X 1

| 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 £295,000

# 27 FLOWERFIELD ROAD, PORTSTEWART

A bright and spacious three-bedroom detached bungalow, positioned in a quiet cul-de-sac off Coleraine Road in Portstewart. The property includes a dining kitchen, a generous lounge with a tiled fireplace, and a separate utility room. Outside, it benefits from a large enclosed rear garden, a private side garden, and an integral garage.

Situated in a convenient location, the home is just a short walk from the town centre, beautiful beaches, and the local golf club, offering the ideal combination of peace, privacy, and accessibility.

## FEATURES

- Oil-fired central heating system.
- Double glazing in uPVC frames.
- Large enclosed rear garden.
- Driveway and integral garage.

## ADDITIONAL INFORMATION

TENURE: Leasehold (999 Years)

ANNUAL RATES: £1,790.25

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENCLOSED PORCH

0.92 m x 1.43 m (3'0" x 4'8")

Tiled floor.

## ENTRANCE HALL

Laminate wood flooring; cloaks cupboard; shelved hot press.

## KITCHEN

4.37 m x 3.68 m (14'4" x 12'1")

Range of fitted units; laminate work surfaces; stainless steel sink; electric oven & hob with extractor over; plumbed for dishwasher; laminate wood flooring.

## UTILITY ROOM

2.82 m x 3.35 m (9'3" x 11'0")

Laminate wood flooring; access to garage and rear garden.

## LOUNGE

5.69 m x 3.67 m (18'8" x 12'0")

Bright and spacious lounge to the front; tiled fireplace.

## BEDROOM 1

2.96 m x 4.17 m (9'9" x 13'8")

Double bedroom to the front; vinyl flooring.

## BEDROOM 2

2.61 m x 3.39 m (8'7" x 11'1")

Double bedroom to the side; carpeted flooring.

## BEDROOM 3

4.39 m x 3.38 m (14'5" x 11'1")

Double bedroom to the rear; vinyl flooring.

## BATHROOM

3.34 m x 2.58 m (10'11" x 8'6")

Panel bath; tiled shower cubicle with electric shower; toilet; wash hand basin; chrome towel radiator; tiled flooring; part tiled walls.

## EXTERIOR

## INTEGRAL GARAGE

7.07 m x 3.20 m (23'2" x 10'6")

Concrete floor; roller door; oil boiler; range of fitted units with sink and plumbing for washing machine; power and light.

## OUTSIDE FEATURES

- Large enclosed garden with lawn and patio areas to the rear.
- Front and side gardens in lawn.
- Concrete driveway to the front.
- Outside light and tap.



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# PHOTOS



