



4 NURSERY MEWS, PORTSTEWART



X 4



X 2



X 4

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £695,000

4 NURSERY MEWS, PORTSTEWART

This beautifully unique home is located within the exclusive Nursery Mews development and offers exceptional living accommodation across three floors. With four spacious bedrooms—two of which feature elegant ensuite bathrooms and one with a luxurious dressing room—this property provides a perfect blend of comfort and modern design.

Finished to a high specification throughout, this home is designed to take full advantage of the afternoon and evening sun with a choice of patio areas and also a stunning balcony with views towards Portstewart Strand and the Donegal Headlands.

Nursery Mews is just 0.7 miles from the beautiful Strand Beach, ideal for seaside walks and outdoor activities. The bustling Portstewart Promenade is also only 0.6 miles away, where you can enjoy an array of eateries, convenience stores, and local home shops.

FEATURES

- Main gas central heating.
- Triple glazed windows.
- Beam vacuum system.
- Mechanical ventilation & heat recovery system.
- Security alarm.
- Landscaped rear garden and patio areas.
- Fully insulated garden leisure suite.

ADDITIONAL INFORMATION

TENURE: Freehold
ANNUAL RATES: TBC
ANNUAL SERVICE CHARGE: £600

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Tiled floor.

BEDROOM 1

3.13 m x 4.45 m (10'3" x 14'7")
Double bedroom to the front; feature corner window.

DRESSING ROOM

3.69 m x 2.17 m (12'1" x 7'1")
Extensive range of fitted units to include hanging space, shelving and drawers.

ENSUITE

3.71 m x 2.14 m (12'2" x 7'0")
Freestanding bath; large tiled shower cubicle; twin vanity units with wash hand basins; toilet; towel radiator; tiled floor; tiled walls; spot lighting.

BEDROOM 3

2.80 m x 3.67 m (9'2" x 12'0")
Double bedroom to the rear.

ENSUITE

1.06 m x 2.50 m (3'6" x 8'2")
Tiled shower cubicle; toilet; wall mounted vanity with wash hand basin; towel radiator; tiled floor; spot lighting.

BEDROOM 4

2.51 m x 4.51 m (8'3" x 14'10")
Double bedroom to the side.

BATHROOM

2.49 m x 2.33 m (8'2" x 7'8")
Freestanding bath with shower wand; large tiled shower cubicle; toilet; wall mounted vanity unit with wash hand basin; backlit mirror; tiled floor; tiled walls; spot lighting.

FAMILY ROOM

3.81 m x 2.90 m (12'6" x 9'6")
Wet bar with sink and fitted units; sliding patio door to the rear patio; tiled floor.

UTILITY ROOM

1.77 m x 2.45 m (5'10" x 8'0")
Range of fitted units; laminate work surfaces; washing machine & dryer; fitted cabinets with Beam vacuum system and gas boiler; tiled floor.

FIRST FLOOR

LANDING

Tiled floor; spot lighting.

SEPARATE WC

0.88 m x 2.02 m (2'11" x 6'8")
Toilet; wall mounted vanity with wash hand basin; towel radiator; tiled floor; spot lighting.

KITCHEN & DINING AREA

3.07 m x 6.57 m (10'1" x 21'7")
Luxury range of fitted units; quartz work surfaces; peninsula breakfast bar with recessed sink and Quooker tap; integrated wine cooler; Neff appliance to include fitted microwave, oven, dishwasher, induction hob and extractor unit; integrated Hotpoint fridge; tiled floor; spot lighting.

LIVING AREA

6.77 m x 5.51 m (22'3" x 18'1")
Sliding patio door to large balcony; built in storage; tiled floor.

BALCONY

3.97 m x 2.68 m (13'0" x 8'10")
Paved; power points.

SECOND FLOOR

BEDROOM 2

4.31 m x 5.34 m (14'2" x 17'6")
Double bedroom with range of fitted furniture; twin ceiling windows (one balcony style).

ENSUITE

2.01 m x 2.42 m (6'7" x 7'11")
Large tiled walk in shower cubicle; toilet; twin wall mounted vanity units with wash hand basins; towel radiator; built in shelving; tiled floor.

EXTERIOR

GARDEN LEISURE SUITE

5.14 m x 4.38 m (16'10" x 14'4")
Fully insulated; tiled floor; fitted unit with wash hand basin; sliding patio door to the rear patio; drainage and power for hot tub; electric roller door.

SHOWER ROOM

1.11 m x 4.36 m (3'8" x 14'4")
Tiled shower cubicle; toilet; wash hand basin; towel radiator; tiled floor.

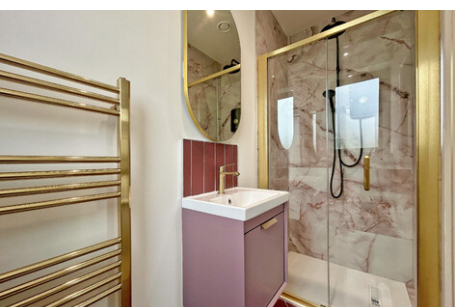
OUTSIDE FEATURES

- Fully enclosed rear garden with patio area.
- Beautifully landscaped borders.
- Gated paved driveway & parking area.
- External lighting & tap.
- Plumbed for outdoor shower.
- Power for EV charger.



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PHOTOS



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