



27 LARKHILL ROAD, PORTSTEWART



X 5



X 2



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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			
		66	74

OFFERS OVER £450,000

27 LARKHILL ROAD, PORTSTEWART

Set on a mature site on the corner of Coleraine Road, this spacious family home offers comfortable, well-appointed living space. The property comprises five bedrooms, including one with an ensuite, along with two versatile reception areas and a recently replaced conservatory. Outside, you'll find a beautifully landscaped garden with established trees and shrubs, providing a tranquil and private space. The home is presented to a high standard and is ideally located, just a short walk from local shops, the promenade, beach and golf course.

FEATURES

- Mains gas central heating system.
- Solar hot water system.
- Double glazing in uPVC frames.
- Garden in lawn to the front and side.
- Paved patio with decking area to the rear.

ADDITIONAL INFORMATION

ANNUAL RATES: £2,401.98

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: <https://philiptweedie.com/>

ACCOMMODATION

ENTRANCE HALL

2.29 m x 6.87 m (7'6" x 22'6")

Under stair storage.

KITCHEN

3.34 m x 4.95 m (10'11" x 16'3")

Range of fitted units; solid work surfaces; recessed sink and drainer; integrated dishwasher, under counter fridge & wine cooler; space for range style cooker with extractor unit over; fitted microwave; Amtico flooring; recessed lighting; door to the utility room.

UTILITY ROOM

3.01 m x 3.64 m (9'11" x 11'11")

Range of fitted units; laminate work surfaces; stainless steel sink and drainer; space for fridge freezer; plumbed for washing machine; space for dryer; built in bench with cloaks storage; gas boiler; tiled floor; recessed lighting; patio door to the rear.

DOWNSTAIRS WC

1.08 m x 2.42 m (3'7" x 7'11")

Toilet; vanity unit with wash hand basin; chrome towel radiator; tiled floor & walls; recessed lighting.

LOUNGE

5.74 m x 7.62 m (18'10" x 25'0")

Cast iron fireplace set on a tiled hearth with wood surround; glass panel doors to the conservatory.

CONSERVATORY

2.70 m x 3.28 m (8'10" x 10'9")

Tiled floor; patio door to the rear.

DINING ROOM

3.10 m x 4.86 m (10'2" x 15'11")

Decorative cast iron fire place with wood surround.

FIRST FLOOR

LANDING

Shelved hot press; access to the roof space.

BEDROOM 1

2.99 m x 3.97 m (9'10" x 13'0")

Double bedroom to rear.

ENSUITE

2.45 m x 0.88 m (8'0" x 2'11")

Tiled shower cubicle; toilet; vanity unit wash hand basin; chrome towel radiator; back lit mirror; tiled floor & walls.

BEDROOM 2

3.06 m x 4.56 m (10'0" x 15'0")

Double bedroom to rear.

BEDROOM 3

2.60 m x 4.20 m (8'6" x 13'9")

Double bedroom to the front.

BEDROOM 4

2.67 m x 3.02 m (8'9" x 9'11")

Double bedroom to the side.

BEDROOM 5

3.30 m x 3.62 m (10'10" x 11'11")

Double bedroom to the front; access to eaves storage.

BATHROOM

2.02 m x 8.84 m (6'8" x 29'0")

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

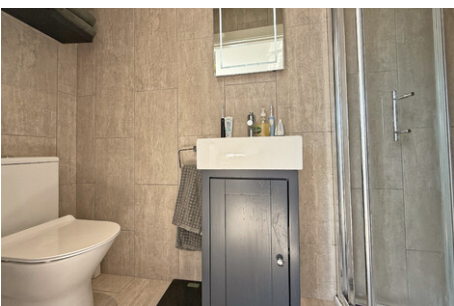
EXTERIOR FEATURES

- Tarmac driveway and parking area.
- Garden in lawn to the front and side with mature trees and borders.
- South facing patio and decking area to the rear.
- Outside lighting.
- Outside tap.



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PHOTOS



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