



1 AGHERTON COURT, PORTSTEWART



X 5



X 2



X 2

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			

OFFERS OVER £285,000

1 AGHERTON COURT, PORTSTEWART

Welcome to this well presented five bedroom detached house, ideally positioned in a sought after residential location. Offering generous living space throughout, the home features two versatile reception rooms, perfect for family living, entertaining, or creating a dedicated study or playroom. The bright sun room opens through double doors onto an enclosed South West facing rear garden, providing a sunny, private space for relaxing or al fresco dining. At the heart of the property is a well appointed kitchen, while upstairs you'll find five well proportioned bedrooms, including a spacious master bedroom with en suite, complemented by a stylish family bathroom.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Fully enclosed South West facing rear garden.
- Detached garage.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,943.70

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

1.04 m x 1.39 m (3'5" x 4'7")

Tiled floor; glass panel door leading to the hallway.

HALLWAY

Cloaks cupboard / under stairs storage; laminate floor.

LOUNGE

7.59 m x 3.96 m (24'11" x 13'0")

Cast iron fireplace set on a tiled hearth with a wooden mantle; space for dining; double doors leading to the garden room.

GARDEN ROOM

4.46 m x 4.66 m (14'8" x 15'3")

Sliding patio doors leading to the rear; vinyl floor; recessed lighting.

DINING KITCHEN

3.16 m x 5.07 m (10'4" x 16'8")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; plumbed for dishwasher; space for range style cooker with extractor unit over & under counter fridge; tiled floor; part tiled walls; door to the utility room.

UTILITY ROOM

2.72 m x 1.82 m (8'11" x 6'0")

Range of fitted units; laminate work surfaces; plumbed for washing machine; space for fridge freezer; oil boiler; tiled floor; door to the rear.

BEDROOM 5

4.75 m x 3.08 m (15'7" x 10'1")

Double bedroom to the front.

DOWNSTAIRS WC

2.18 m x 1.73 m (7'2" x 5'8")

Toilet; wash hand basin; tiled floor.

FIRST FLOOR

LANDING

Shelved hot press; access to the roof space.

BEDROOM 1

4.64 m x 3.41 m (15'3" x 11'2")

Double bedroom to the front; vinyl floor; access to eaves storage.

DRESSING AREA

1.49 m x 2.00 m (4'11" x 6'7")

Vinyl floor; sliding wardrobes.

ENSUITE

1.42 m x 3.37 m (4'8" x 11'1")

Large tiled shower cubicle with electric shower; toilet; wash hand basin; chrome towel radiator; tiled floor.

BEDROOM 2

3.14 m x 4.67 m (10'4" x 15'4")

Double bedroom to the rear.

BEDROOM 3

6.01 m x 3.08 m (19'9" x 10'1")

Double bedroom to the front.

BEDROOM 4

2.81 m x 2.39 m (9'3" x 7'10")

Single bedroom to the front; access to the eaves storage.

BATHROOM

2.38 m x 1.93 m (7'10" x 6'4")

Panel bath with electric shower over; toilet; wash hand basin; chrome towel radiator; part panelled walls; tiled floor.

EXTERIOR

GARAGE

5.86 m x 2.99 m (19'3" x 9'10")

Roller door; concrete floor; power & light.

EXTERNAL STORE

2.79 m x 2.99 m (9'2" x 9'10")

Power & light; concrete floor; pedestrian door.

OUTSIDE FEATURES

- Fully enclosed South West facing rear garden & patio area.
- Tarmac driveway & parking area.
- Garden in lawn surrounding the property.
- Oil tank & bin store.



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PHOTOS



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