



12 MOVILLA ROAD, PORTSTEWART



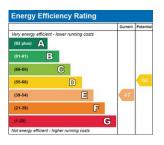


X 4









12 MOVILLA ROAD, PORTSTEWART

This spacious detached family home extends to around 2,163 sq ft and has been thoughtfully extended to provide 4 bedrooms with generous living space throughout. It is a property that really needs to be viewed to fully appreciate its potential and the benefit of the private garden. The layout offers bright and well proportioned rooms, including a large lounge opening to a sunroom and a master bedroom with ensuite upstairs, along with partial sea views from the upper floors. Outside, the property enjoys a sizeable South facing rear garden with lawn and patio areas. Set in a popular residential area close to the coast road and town centre, it is an excellent option for families seeking space, convenience and a great location.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Fully enclosed South facing rear garden.
- Partial sea views from principle bedroom.
- •
- •
- •

ADDITIONAL INFORMATION

TENURE:

ANNUAL RATES: £1,790.25

ANNUAL SERVICE CHARGE: £0

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER OUERIES

Philip Tweedie & Company (Portstewart Office) 81 The Promenade Portstewart BT55 7AF

T: 028 7083 5444 E: portstewart@philiptweedie.com W: https://philiptweedie.com/

ENTRANCE PORCH

1.59 m x 2.27 m (5'3" x 7'5")

Tiled floor; glass panel door leading to the hallway.

HALLWAY

()

Laminate floor; cloaks cupboard.

KITCHEN

7.55 m x 2.74 m (24'9" x 9'0")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; gas hob with extractor unit over; fitted oven & microwave; plumbed for dishwasher; part tiled walls; vinyl floor; space for dining.

DINING ROOM

4.84 m x 2.88 m (15'11" x 9'5")

Laminate floor.

UTILITY ROOM

2.44 m x 1.88 m (8'0" x 6'2")

Plumbed for washing machine; space for dryer; wash hand basin; built in shelved cupboard; part tiled walls.

SHOWER ROOM

2.40 m x 0.90 m (7'10" x 2'11")

Tiled shower cubicle with electric shower; toilet; wash hand basin; vinyl floor; tiled walls.

LOUNGE

7.55 m x 3.90 m (24'9" x 12'10")

Decorative cast iron fireplace with granite hearth & surround; under stairs storage cupboard; laminate floor.

SUNROOM

4.07 m x 3.47 m (13'4" x 11'5")

Solid oak wood floor; patio doors leading to the rear.

FIRST FLOOR

()

LANDING

()

Access to floored roof space with attic room; shelved hot press.

BEDROOM 1

 $4.07\,m\,x\,3.47\,m\,(13'4''\,x\,11'5'')$

Double bedroom to the rear with partial sea views.

ENSUITI

2.36 m x 1.99 m (7'9" x 6'6")

Panelled shower cubicle with electric shower; toilet; wash hand basin; towel radiator; laminate floor.

BEDROOM 2

3.67 m x 3.41 m (12'0" x 11'2")

Double bedroom to the front; built in wardrobe with access to Eaves storage.

BEDROOM 3

5.05 m x 3.03 m (16'7" x 9'11")

Double bedroom to the rear; fitted sliding wardrobe.

BEDROOM 4

2.40 m x 4.02 m (7'10" x 13'2")

Double bedroom to the front.





PHOTOS





































PHOTOS









