



12 MOVILLA ROAD, PORTSTEWART



X 4



X 3



X 3

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	47	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £385,000

# 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 QUERIES

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

T: 028 7083 5444

E: [portstewart@philiptweedie.com](mailto: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.

## ENSUITE

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.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ  
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.



# PHOTOS





# PHOTOS

