



11 CAPPAGH GROVE, PORTSTEWART



X 3



X 1



X 1

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			
		59	72

OFFERS OVER £269,950

11 CAPPAGH GROVE, PORTSTEWART

Situated in a sought after location, this well presented detached bungalow offers comfort, privacy, and plenty of natural light throughout. The property is in good condition, featuring spacious living accommodation ideal for a range of buyers. To the rear, a delightful South facing garden provides a perfect setting for relaxing, entertaining, gardening or enjoying sunshine throughout the day.

FEATURES

- Oil fired central heating system (piped for gas).
- Double glazing in uPVC frames.
- Fully enclosed South facing rear garden.
- Tarmac driveway & parking area.
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ADDITIONAL INFORMATION

TENURE:

ANNUAL RATES: £1,534.50

ANNUAL SERVICE CHARGE: £0

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

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Karndean flooring; shelved hot press; cloaks cupboard; slingsby ladder access to the roof space.

DINING KITCHEN

5.26 m x 3.28 m (17'3" x 10'9")
Range of fitted units; laminate work surfaces; Belfast sink; integrated slimline dishwasher; fitted oven; electric hob with extractor unit over; space for American style fridge freezer; plumbed for washing machine; tiled floor; door to the rear.

LOUNGE

4.79 m x 4.18 m (15'9" x 13'9")
Multi fuel stove set on a granite hearth; Karndean flooring.

BEDROOM 1

3.59 m x 3.26 m (11'9" x 10'8")
Double bedroom to the front.

BEDROOM 2

3.36 m x 2.67 m (11'0" x 8'9")
Double bedroom to the rear.

BEDROOM 3

3.39 m x 3.00 m (11'1" x 9'10")
Double bedroom to the rear.

BATHROOM

2.06 m x 1.95 m (6'9" x 6'5")
Panel bath with electric shower over; toilet; wash hand basin; chrome towel radiator; wall mounted back lit mirror; tiled floor & walls.

EXTERIOR

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OUTSIDE FEATURES

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- Tarmac driveway & parking area.
 - Fully enclosed South facing rear garden.
 - Garden in lawn to the front & rear.
 - Outside hot & cold tap.
 - External light.

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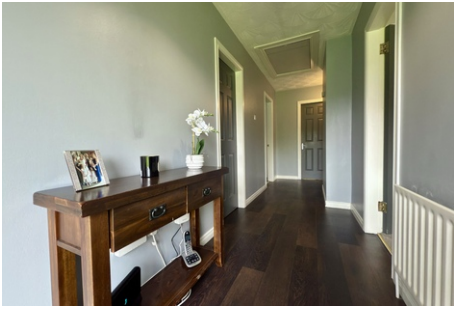
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PHOTOS



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