



## 12 SWILLY COURT, PORTSTEWART



X 3



X 2



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £299,950

# 12 SWILLY COURT, PORTSTEWART

This desirable semi-detached home is located in a quiet cul-de-sac within one of Portstewart's most popular residential areas. Tastefully decorated and beautifully maintained by the current owners, the property offers well-proportioned accommodation comprising a kitchen with dining area, spacious lounge leading to a recently added sun room, utility room, downstairs WC, three bedrooms (one with ensuite) and a family bathroom.

Occupying a generous corner site, the home enjoys partial sea views from the West facing rear garden and patio area, creating an ideal outdoor space for relaxing or entertaining. Conveniently located close to a wide range of local amenities and public transport links, the property also offers easy access to the stunning North Antrim Coast. Ideally suited as a permanent residence or coastal holiday home.

## FEATURES

- Mains gas central heating system.
- Double glazing in uPVC frames.
- West facing rear garden and patio area.
- Off street car parking to the front.
- Partial sea views.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,329.90

ANNUAL SERVICE CHARGE: £125.00

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Laminate wood strip flooring; stairs to the first floor.

## LOUNGE

5.96 m x 3.56 m (19'7" x 11'8")

Laminate wood strip flooring; fireplace with wooden surround, cast iron inset and slate hearth; double doors leading to the sun room.

## SUN ROOM

5.01 m x 3.52 m (16'5" x 11'7")

Laminate wood strip flooring; patio doors to the rear garden.

## DINING KITCHEN

4.26 m x 3.48 m (14'0" x 11'5")

Range of high and low level fitted units with granite effect work surfaces; integrated dishwasher; stainless steel sink & drainer; electric hob with extractor unit over; fitted stainless steel oven; integrated fridge & freezer; laminate wood strip flooring.

## UTILITY ROOM

3.41 m x 1.57 m (11'2" x 5'2")

Range of high and low level fitted units with granite effect work surfaces; stainless steel sink & drainer; plumbed for washing machine; gas fired boiler; extractor fan; laminate wood strip flooring; door to the rear garden.

## DOWNSTAIRS WC

2.39 m x 1.54 m (7'10" x 5'1")

Toilet; vanity wash hand basin; tiled floor; extractor fan.

## FIRST FLOOR

### LANDING

Airing cupboard with shelving; access to roof space.

### BEDROOM 1

3.68 m x 3.57 m (12'1" x 11'9")

Double bedroom to the front.

### ENSUITE

2.26 m x 1.18 m (7'5" x 3'10")

Enclosed shower cubicle; vanity wash hand basin; toilet; tiled floor; stainless steel towel radiator; extractor fan.

### BEDROOM 2

3.52 m x 2.92 m (11'7" x 9'7")

Double bedroom to the front; built in cupboard.

### BEDROOM 3

2.92 m x 2.32 m (9'7" x 7'7")

Single bedroom to the rear.

### BATHROOM

2.18 m x 2.56 m (7'2" x 8'5")

Panel bath; enclosed shower cubicle; toilet; vanity wash hand basin; tiled floor; extractor fan; stainless steel towel radiator.

## EXTERIOR FEATURES

Generous West facing rear garden with paved patio area.

Two allocated car parking spaces to the front.

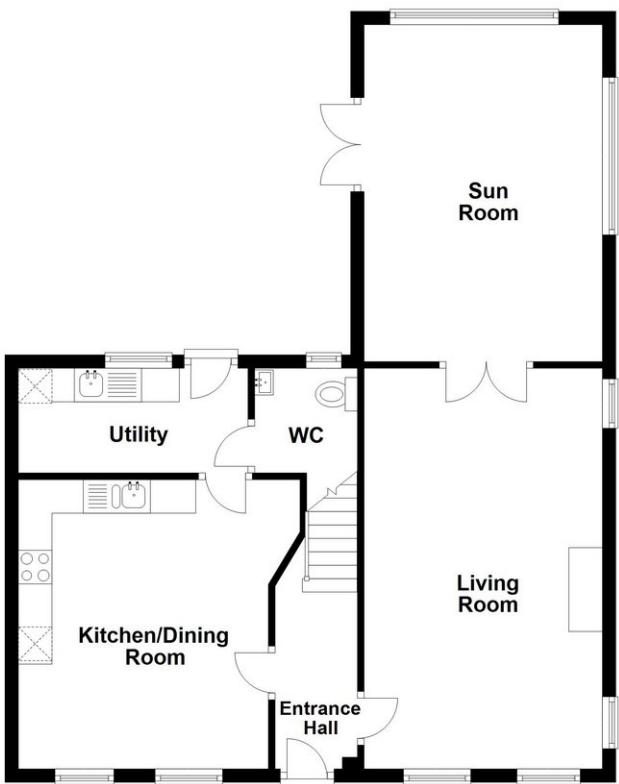
Partial views towards the coast, Donegal headlands and the golf course.

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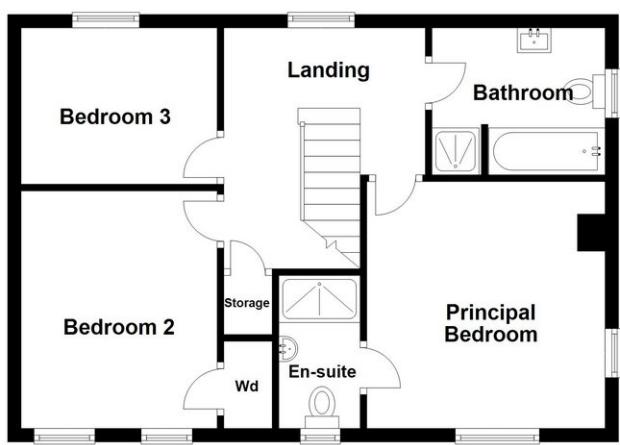
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves 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 or 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.

# FLOORPLAN

## Ground Floor



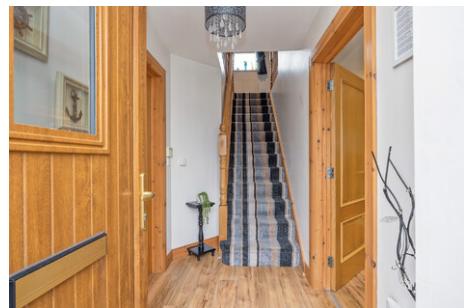
## First Floor



Disclaimer: Plans are for illustrative purposes only.  
Plan produced using PlanUp.

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# PHOTOS



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