



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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	76

OFFERS OVER £325,000

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

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

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

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

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

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

EXTERIOR FEATURES

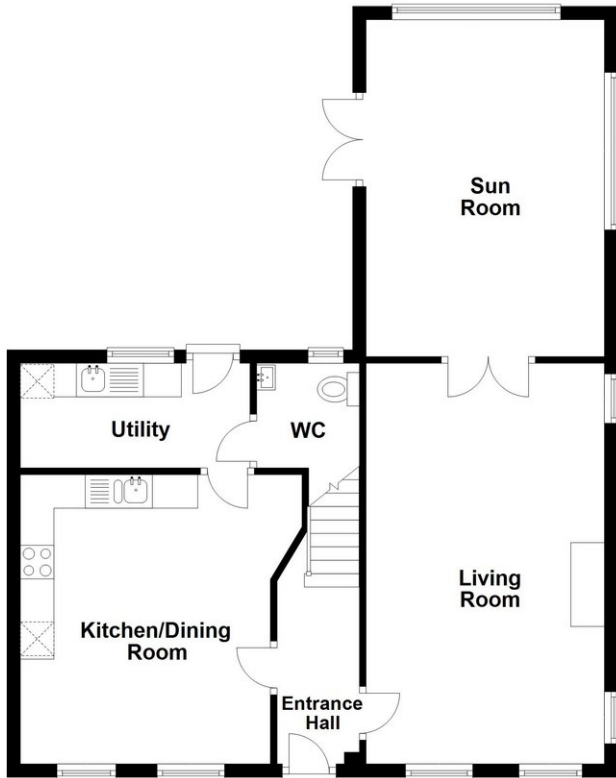
- Generous West facing rear garden with paved patio area.
- Two allocated car parking spaces to the front.
- Partial views towards the coast, Donegal headlands and the golf course.



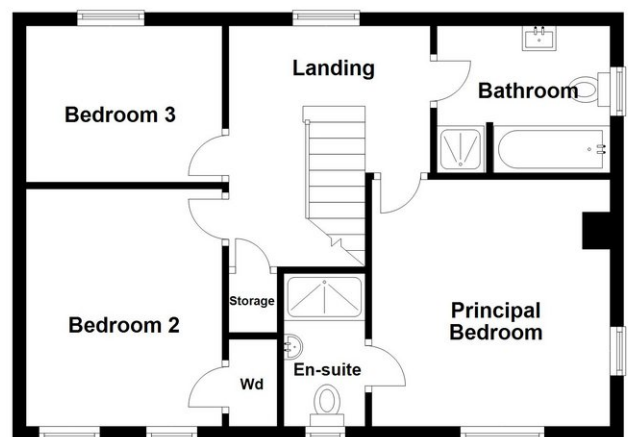
PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ
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FLOORPLAN

Ground Floor



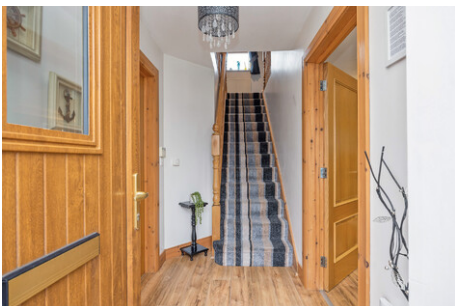
First Floor



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

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PHOTOS



PHOTOS

