



2 GALVALLY AVENUE, PORTSTEWART



X 3



X 1



X 2

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

OFFERS OVER £209,950

2 GALVALLY AVENUE, PORTSTEWART

This beautifully presented ground floor apartment offers spacious accommodation with its own private entrance. It features a bright open-plan living, dining and kitchen area, along with three generously sized double bedrooms, including a principal with ensuite, providing comfortable family or holiday living.

Outside, the apartment benefits from allocated parking and access to well-maintained communal gardens. Immaculately maintained by the current owners, it combines practicality with style and is ready to move into, representing a rare opportunity to acquire a well-proportioned apartment in a highly sought-after Portstewart location.

FEATURES

- Mains gas central heating.
- Double glazing in uPVC frames.
- Ground floor apartment with private entrance.
- Allocated car parking with additional visitor spaces.
- Communal gardens maintained by management company.

ADDITIONAL INFORMATION

TENURE: Leasehold
ANNUAL RATES: £1,432.20
ANNUAL SERVICE CHARGE: £543

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Tiled floor; cloak cupboard.

OPEN PLAN KITCHEN, LIVING & DINING

6.15 m x 4.65 m (20'2" x 15'3")

Tiled floor; recessed lighting.

KITCHEN & DINING AREA

Range of fitted units; laminate work surfaces; stainless steel sink; electric oven; gas hob with overhead extractor; integrated fridge freezer, dishwasher and washing machine; boiler cupboard.

LIVING AREA

Bay window to the front; TV aerial and satellite connection.

BEDROOM 1

3.29 m x 4.64 m (10'10" x 15'3")

Double bedroom to the front; recess for wardrobe.

ENSUITE

0.92 m x 3.10 m (3'0" x 10'2")

Tiled shower cubicle; toilet; wall mounted wash hand basin; tiled floor; recessed lighting.

BEDROOM 2

2.72 m x 4.64 m (8'11" x 15'3")

Double bedroom to the rear.

BEDROOM 3

2.93 m x 4.64 m (9'7" x 15'3")

Double bedroom to the rear.

BATHROOM

1.89 m x 3.11 m (6'2" x 10'2")

Panel bath; tiled shower cubicle; toilet; wall mounted wash hand basin; tiled floor; recessed lighting; chrome towel radiator.

STORE CUPBOARD

1.50 m x 1.09 m (4'11" x 3'7")

Tiled floor.

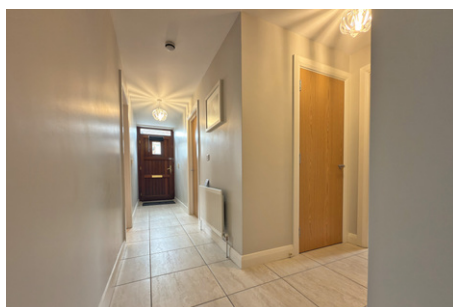


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FLOORPLAN



PHOTOS



PHOTOS

