



8 STRAND CRESCENT, PORTSTEWART



X 3



X 2



X 3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		73	81

OFFERS OVER £645,000

# 8 STRAND CRESCENT, PORTSTEWART

Recently refurbished throughout, this stylish chalet bungalow offers a modern, lifestyle-focused home in one of Portstewart's most sought-after locations. Just a short walk from Portstewart Strand and Portstewart Golf Club, the property combines convenience with quality living.

Accommodation includes three double bedrooms (two ensuite) and a contemporary kitchen with dining area, while the spectacular first floor lounge and entertaining space with sea views provides the perfect setting for relaxing or socialising. Outside, a fully enclosed south-facing garden and generous parking complete this high-specification home.

## FEATURES

- Mains gas central heating system.
- Double glazing in uPVC frames.
- South facing rear garden & patio area.
- Tarmac driveway & parking area for several cars.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,943.70

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE PORCH

1.24 m x 1.19 m (4'1" x 3'11")

Tiled floor; glass panel door leading to the hallway.

## HALLWAY

Recessed lighting; laminate floor; open staircase.

## OPEN OFFICE / STUDY AREA

3.18 m x 3.73 m (10'5" x 12'3")

Flexible space, ideal for home working or as a potential fourth bedroom; access to under stairs storage; recessed lighting; laminate floor.

## KITCHEN

3.83 m x 5.26 m (12'7" x 17'3")

Range of fitted units; stone work surfaces; recessed sink & drainer; integrated Hotpoint appliances to include fridge freezer, dishwasher, oven & grill; gas hob with extractor unit over; island with storage & breakfast bar seating; storage cupboard; recessed lighting; laminate floor; open to dining area; access to the side driveway.

## DINING AREA

2.71 m x 3.48 m (8'11" x 11'5")

Recessed lighting; laminate floor; sliding door to the rear.

## BEDROOM 1

3.32 m x 3.48 m (10'11" x 11'5")

Double bedroom to the front with bay window; part wood panelled walls; recessed lighting.

## ENSUITE

2.12 m x 1.82 m (6'11" x 6'0")

Panelled shower cubicle; toilet; wall mounted vanity unit with wash hand basin; back lit mirror; recessed lighting; tiled floor.

## BEDROOM 2

3.89 m x 3.48 m (12'9" x 11'5")

Double bedroom to the front; part wood panelled walls; fitted wardrobe; recessed lighting.

## BEDROOM 3

3.61 m x 3.42 m (11'10" x 11'3")

Double bedroom to the side; recessed lighting; laminate floor.

## ENSUITE

1.00 m x 3.28 m (3'3" x 10'9")

Panelled shower cubicle; toilet; wall mounted vanity unit with wash hand basin; back lit mirror; towel radiator; recessed lighting; tiled floor.

## SHOWER ROOM

2.10 m x 1.73 m (6'11" x 5'8")

Panelled shower cubicle; toilet; wall mounted vanity unit with wash hand basin; back lit mirror; towel radiator; recessed lighting; tiled floor.

## SECOND FLOOR

### LOUNGE

5.43 m x 5.79 m (17'10" x 19'0")

Spacious lounge with feature corner window capturing sea views; storage and cloaks cupboards; recessed lighting; laminate floor; open plan to entertaining area.

### ENTERTAINING AREA

3.40 m x 4.54 m (11'2" x 14'11")

Range of built-in units with integrated under-counter fridge, fitted wine rack and stainless steel sink; sliding patio doors to a Juliet balcony; recessed lighting; laminate floor; open to lounge area.

### BATHROOM

1.70 m x 2.57 m (5'7" x 8'5")

Free standing bath; toilet; wall mounted vanity unit with wash hand basin; towel radiator; back lit mirror; recessed lighting; laminate floor.

### EXTERIOR

#### GARAGE

7.90 m x 3.89 m (25'11" x 12'9")

Roller door; power & light; concrete floor.

### OUTSIDE FEATURES

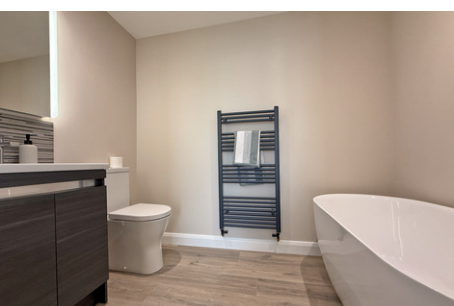
- South facing fully enclosed rear garden & patio area.
- Tarmac driveway & parking area for several cars.
- Outside light & tap.

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

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# PHOTOS



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