



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

OFFERS OVER £185,000

47 CAPPAGH AVENUE, PORTSTEWART

This semi-detached home is set within a popular and well-maintained residential development, offering 3 bedrooms (one with ensuite) and generous living accommodation with a dining kitchen opening to the front lounge. The property also enjoys an enclosed rear garden and off-street car parking. Ideally located close to the town, this home offers superb potential and would be perfectly suited to a first-time buyer, investor or as a holiday home.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Fully enclosed rear garden.
- Off street car parking.

ADDITIONAL INFORMATION

TENURE: TBC
ANNUAL RATES: £1,329.90
ANNUAL SERVICE CHARGE: TBC

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Laminate floor.

LOUNGE

4.86 m x 3.76 m (15'11" x 12'4")

Cast iron fireplace set on a tiled hearth with a wooden surround; laminate floor; glass panelled doors to the kitchen.

KITCHEN

3.46 m x 4.17 m (11'4" x 13'8")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated fridge freezer; electric oven & hob with extractor unit over; plumbed for dishwasher; sliding patio door to the rear; tiled floor; part tiled walls.

UTILITY ROOM

2.39 m x 1.67 m (7'10" x 5'6")

Fitted unit; laminate work surfaces; stainless steel sink & drainer; spaces for under counter appliances; oil boiler; tiled floor; part tiled walls; door to the rear.

DOWNSTAIRS WC

1.73 m x 1.27 m (5'8" x 4'2")

Toilet; wash hand basin; laminate floor.

SECOND FLOOR

LANDING

Access to the roof space; shelved hot press.

BEDROOM 1

3.43 m x 3.65 m (11'3" x 12'0")

Double bedroom to the rear.

ENSUITE

1.02 m x 2.53 m (3'4" x 8'4")

Tiled shower cubicle with electric shower; toilet; wash hand basin; vinyl floor; part tiled walls.

BEDROOM 2

3.73 m x 3.21 m (12'3" x 10'6")

Double bedroom to the front.

BEDROOM 3

2.68 m x 2.68 m (8'10" x 8'10")

Single bedroom to the front; built in storage cupboard.

BATHROOM

2.50 m x 2.24 m (8'2" x 7'4")

Panel bath; tiled shower cubicle with electric shower; toilet; wash hand basin; wall mounted mirror; tiled floor; part tiled walls.

EXTERIOR

OUTSIDE FEATURES

- Fully enclosed low maintenance rear garden & patio area.
- Timber shed.
- Small garden in lawn to the front.
- Off street communal parking.



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PHOTOS



