



# **47 CAPPAGH AVENUE, PORTSTEWART**



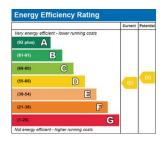


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# **47 CAPPAGH AVENUE, PORTSTEWART**

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**

Philip Tweedie & Company (Portstewart Office) 81 The Promenade Portstewart BT55 7AF

T: 028 7083 5444

E: portstewart@philiptweedie.com W: https://philiptweedie.com

#### **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.





# **PHOTOS**

































