



**30 WOODVALE ROAD, PORTSTEWART**



X 3



X 2



X 2

| 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 |          |         |           |
|                                             |          | 68      | 76        |

**OFFERS OVER £295,000**

# 30 WOODVALE ROAD, PORTSTEWART

This detached bungalow is located in a quiet and popular residential area of Portstewart, just off Coleraine Road and within easy reach of the town, beach, and golf club. The property comprises three bedrooms, an open-plan kitchen with dining area, and a separate lounge, all complemented by a private, enclosed South-facing rear garden.

## FEATURES

- Mains gas central heating system.
- Double glazing in uPVC frames.
- Enclosed South facing rear garden.
- Tarmac driveway to the front.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,483.35

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Tiled floor; store cupboard with gas boiler.

## KITCHEN

2.80 m x 3.50 m (9'2" x 11'6")

Range of fitted units with laminate worksurfaces and stainless steel sink; integrated fridge freezer and dishwasher; space for cooker with extractor over; part tiled walls and tiled flooring.

## DINING AREA

2.80 m x 3.40 m (9'2" x 11'2")

Tiled floor and open to the kitchen.

## LOUNGE

5.00 m x 3.80 m (16'5" x 12'6")

Recessed 'Stanley' stove; laminate wood flooring.

## BEDROOM 1

3.70 m x 3.40 m (12'2" x 11'2")

Double bedroom to the front.

## BEDROOM 2

2.80 m x 2.80 m (9'2" x 9'2")

Double bedroom to the front; laminate wood flooring.

## BEDROOM 3

3.30 m x 2.70 m (10'10" x 8'10")

Double bedroom the rear; laminate wood flooring.

## SHOWER ROOM

Tiled shower cubicle; vanity unit with wash hand basin; toilet; part tiled walls; tiled flooring.

## UTILITY ROOM

2.70 m x 1.70 m (8'10" x 5'7")

Range of fitted units with laminate worksurfaces and stainless steel sink; plumbed for washing machine; tiled floor; access to bathroom and the rear garden.

## BATHROOM

3.40 m x 2.70 m (11'2" x 8'10")

Panel bath with shower over; vanity unit with wash hand basin; toilet; chrome towel radiator; part panelled walls; internal access to garage/store.

## EXTERIOR

### HALF GARAGE / STORE

1.30 m x 2.70 m (4'3" x 8'10")

Electric roller door; concrete floor.

## OUTSIDE FEATURES

- Tarmac driveway to the front.
- Enclosed South facing rear garden.
- Outside lights and tap.



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# PHOTOS



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