



# 30 WOODVALE ROAD, PORTSTEWART



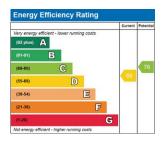


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## 30 WOODVALE ROAD, PORTSTEWART

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.





## **PHOTOS**





























### **PHOTOS**

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