



22 OLD CHURCH COURT, PORTSTEWART



X 3



X 1



X 3

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			
		78	78

OFFERS OVER £325,000

# 22 OLD CHURCH COURT, PORTSTEWART

This spacious three storey townhouse offers modern living in the heart of Portstewart. Comprising three bedrooms (two with an ensuite) a large open plan kitchen, living & dining areas plus a family bathroom, utility room and integral garage. A paved parking area leads to the garage at the front, while an enclosed patio garden offers a private outdoor space at the rear. Set within the well maintained Old Church Court development, this home is just a short walk from The Promenade, the beach and the many local attractions.

## FEATURES

- Mains gas central heating.
- Double glazing in uPVC frames.
- Enclosed patio garden to the rear.
- Integral garage.
- Central location.

## ADDITIONAL INFORMATION

TENURE: £TBC

ANNUAL RATES: £1,715.70

ANNUAL SERVICE CHARGE: £351

SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ACCOMMODATION

### ENTRANCE HALL

Tiled floor; spot lighting; large under stair storage; access to the garage.

### BEDROOM 1

3.02 m x 3.00 m (9'11" x 9'10")

Double bedroom to the rear; tiled flooring; patio doors to the rear.

### ENSUITE

3.01 m x 0.97 m (9'11" x 3'2")

Tiled shower cubicle; toilet; wall mounted wash hand basin; tiled flooring; chrome towel radiator; spot lighting; extractor fan.

### UTILITY ROOM

3.02 m x 1.64 m (9'11" x 5'5")

Range of fitted units; stainless steel sink; laminate work surfaces; gas boiler; tiled flooring; door to the rear; plumbed for washing machine.

### FIRST FLOOR

#### LANDING

Spot lighting; glass doors to the living area.

#### KITCHEN

3.06 m x 2.50 m (10'0" x 8'2")

Range of fitted units; laminate worksurfaces; stainless steel sink and drainer; electric oven & hob with extractor unit over; integrated fridge freezer and dishwasher; tiled flooring; open to living & dining area.

#### LIVING AND DINING AREA

8.34 m x 3.32 m (27'4" x 10'11")

Tiled flooring throughout.

#### SEPARATE WC

1.53 m x 1.29 m (5'0" x 4'3")

Toilet; wall mounted wash hand basin; chrome towel radiator; tile flooring; extractor fan.

### SECOND FLOOR

#### LANDING

Spot lighting; store cupboard.

#### BEDROOM 2

3.24 m x 3.91 m (10'8" x 12'10")

Double bedroom to the front; range of fitted wardrobes.

#### ENSUITE

3.32 m x 1.02 m (10'11" x 3'4")

Tiled shower cubicle; toilet; wall mounted wash hand basin; tiled flooring; chrome towel radiator; spot lighting; extractor fan.

#### BEDROOM 3

3.02 m x 3.33 m (9'11" x 10'11")

Double bedroom to the rear; range of fitted wardrobes.

#### BATHROOM

3.06 m x 1.81 m (10'0" x 5'11")

Panel bath; vanity unit with wash hand basin; toilet; chrome towel radiator; tiled flooring; spot lighting; extractor fan.

### EXTERIOR

#### GARAGE

4.97 m x 2.96 m (16'4" x 9'9")

Roller door; concrete flooring; power & light

#### OUTDOOR FEATURES

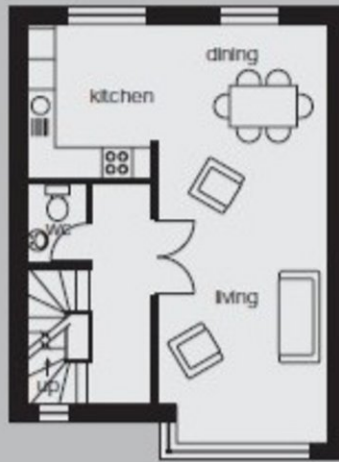
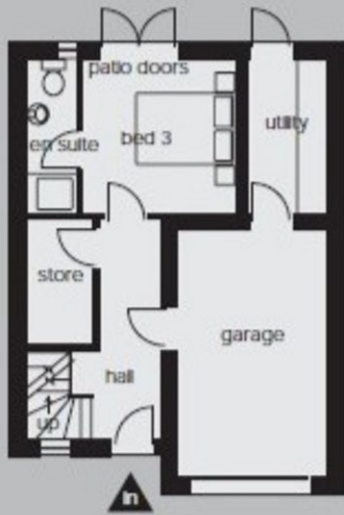
- Fully enclosed patio garden to the rear.
- Outside light & tap.
- Paved parking area to the front.

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

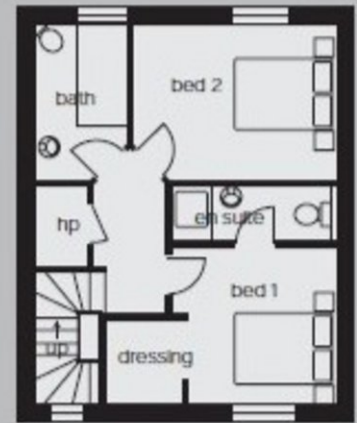
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# FLOORPLAN



first floor



second floor

# PHOTOS



# PHOTOS

