



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

1 Millstone Park

BT55 7HL

Offers Over £219,500

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A wonderful opportunity to acquire a five bedroom mid terrace town house situated off Lissadell Avenue. Constructed circa 2004 by well known and renowned builders O’Kane and Devine Ltd, the property is in good condition throughout and offers both bright and spacious living accommodation and is currently owner occupied by a family and not rented out. Externally the property benefits from a fully enclosed rear garden and private parking to front. This is a modern home ticking all the right boxes which should appeal to a broad spectrum of buyers and we therefore recommend early internal appraisal.

Approaching Portstewart on the Coleraine Road turn right after Tesco onto the Agherton Road. Take your third left onto Lissadell Avenue and then your ninth left into Millstone Avenue. Take your second right into Millstone Park and No. 1 will be the first property located on your right hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

6’5 wide with laminate wood floor.

**Separate W.C.:**

With wash hand basin with tiled splashback and tiled floor.

**Lounge: 15’9 x 11’7**

With pine surround fireplace with cast iron inset and tiled hearth, laminate wood floor and French doors leading to:



**Kitchen/Dining Area: 18’6 x 10’7**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated fridge freezer, ceramic hob, integrated oven, stainless steel extractor fan above, plumbed for automatic washing machine, saucepan drawers, larder cupboard, tiled floor and sliding patio doors leading to rear garden.



**FIRST FLOOR:**

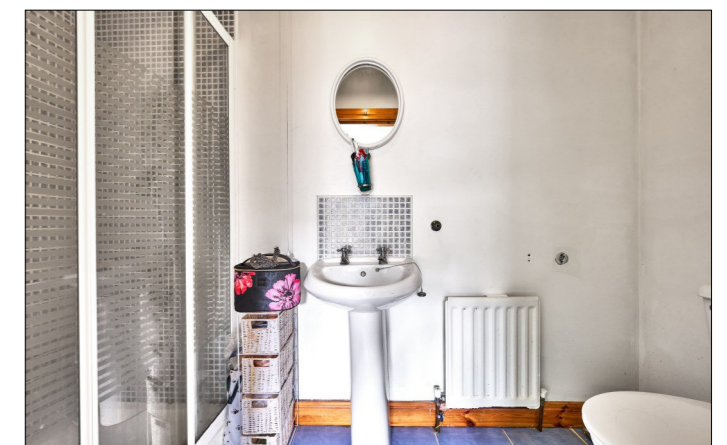
**Landing:**

With hot press and storage cupboard.

**Bedroom 1:**

With feature French doors leading to balconette. 12’3 x 11’8

**Ensuite** off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, extractor fan and tiled floor.



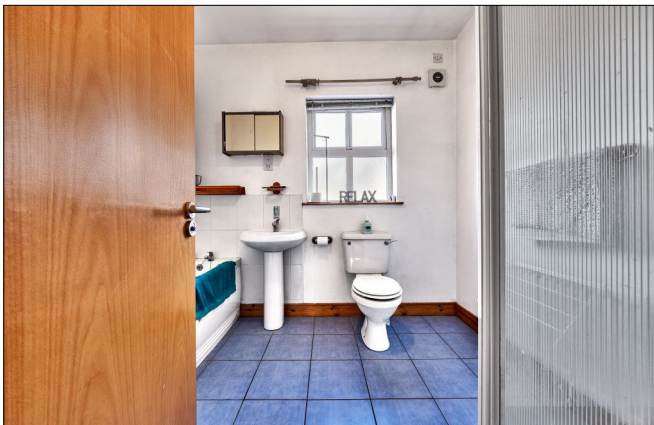
**Bedroom 2:**

With laminate wood floor. 10'7 x 9'2



**Bathroom:**

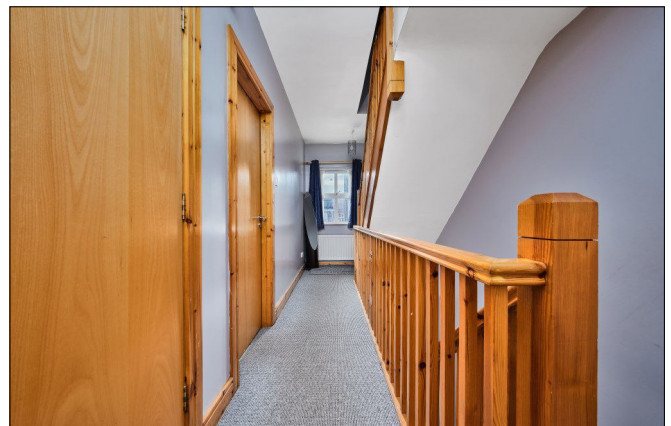
With white suite comprising w.c., wash hand basin with tiled surround, bath with tiled surround, fully tiled walk in shower cubicle with electric shower, extractor fan and tiled floor.



**SECOND FLOOR:**

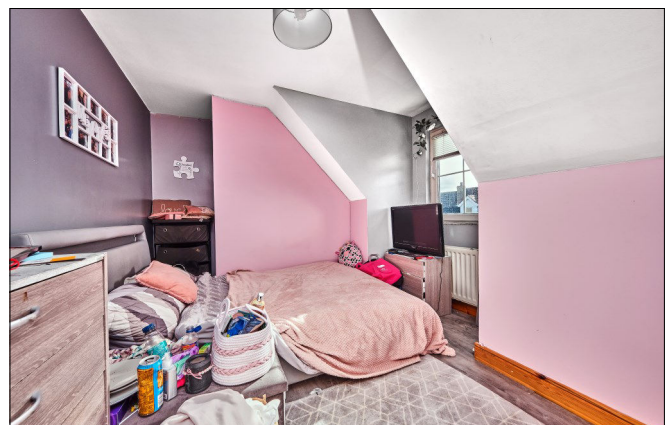
**Landing:**

With access to roof space.



**Bedroom 3:**

With laminate wood floor. 12'7 x 7'7



#### **Bedroom 4:**

With 'Velux' window. 10'2 x 8'5



#### **Bedroom 5:**

With 'Velux' window. 9'8 x 6'7

#### **EXTERIOR FEATURES:**

Paviour parking to front. Garden to rear is laid in lawn and fenced in with extensive paved patio area. Light to front and rear. Tap and boiler to rear.

#### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Parking To Front Of Property
- \*\* Located In Excellent Student Catchment Area

#### **TENURE:**

Leasehold

#### **CAPITAL VALUE:**

£150,000 (Rates: £1470.60 p/a approx.)

#### **MANAGEMENT COMPAY:**

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £243.00 per annum approx. (24.03.25).**

