



1 CAPPAGH AVENUE, PORTSTEWART



X 4



X 2



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £325,000

# 1 CAPPAGH AVENUE, PORTSTEWART

A spacious and immaculately presented detached home extending to approximately 2,015 sq. ft., offering excellent family accommodation across three floors. This impressive property features 4 generous bedrooms, including a principal bedroom with an ensuite and dressing room, alongside a dining kitchen, a bright living room and a first floor lounge that could also serve as a 5th bedroom if desired. Externally, the home benefits from an enclosed rear garden, a side patio, and an integral garage. Situated in a sought after residential area, it enjoys a convenient location just a short distance from the town, beach and the many local attractions.

## FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Enclosed rear garden and patio area.
- West facing decking area with built-in seating.
- Tarmac driveway leading to the integral garage.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £2,303.94

## 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: www.philiptweedie.com

## ACCOMMODATION

### ENTRANCE HALL

Tiled floor.

### DINING KITCHEN

3.10 m x 7.18 m (10'2" x 23'7")

Contemporary kitchen with range of high and low level fitted units; stone work surfaces; recessed stainless steel sink and drainer; 5 ring gas hob with extractor unit over; built in twin ovens and microwave; integrated dishwasher; space for American style fridge freezer; dining area with patio doors leading to the rear garden.

### LIVING ROOM

5.15 m x 4.23 m (16'11" x 13'11")

Stone fireplace with 'Chesneys' multi fuel stove set on a slate hearth; solid wood flooring; recessed lighting; glass panelled doors leading to the kitchen.

### UTILITY ROOM

1.67 m x 2.36 m (5'6" x 7'9")

Range of low level units; laminate work surfaces; stainless steel sink unit; plumbed for washing machine; tiled floor; extractor fan; door to the rear and access to garage.

### DOWNSTAIRS WC

1.69 m x 0.88 m (5'7" x 2'11")

Toilet; wash hand basin; part tiled walls; tiled floor; extractor fan.

## FIRST FLOOR

### LANDING

Recessed lighting.

### LOUNGE / BEDROOM 5

5.13 m x 4.24 m (16'10" x 13'11")

Custom fitted media unit with shelving; solid wood flooring; recessed lighting.

### BEDROOM 1

5.37 m x 3.38 m (17'7" x 11'1")

Double bedroom to the front.

### ENSUITE

2.27 m x 1.78 m (7'5" x 5'10")

Panelled shower cubicle; vanity unit with wash hand basin; toilet; chrome towel radiator; tiled floor; recessed lighting.

### DRESSING ROOM

2.27 m x 1.49 m (7'5" x 4'11")

Range of fitted units.

### BEDROOM 2

3.11 m x 3.75 m (10'2" x 12'4")

Double bedroom to the rear.

### BATHROOM

3.11 m x 2.09 m (10'2" x 6'10")

Panel bath with tiled surround; shower cubicle; toilet; wash hand basin; towel radiator; extractor fan; recessed lighting; tiled floor; part tiled walls.

## SECOND FLOOR

### LANDING

Storage cupboard; shelved hot press; access to the roof space.

### BEDROOM 3

3.11 m x 6.00 m (10'2" x 19'8")

Double bedroom to the rear.

### BEDROOM 4

3.13 m x 5.64 m (10'3" x 18'6")

Double bedroom to the front.

## EXTERIOR

### INTEGRAL GARAGE

5.72 m x 3.38 m (18'9" x 11'1")

Electric roller door; oil boiler; concrete floor; power & light.

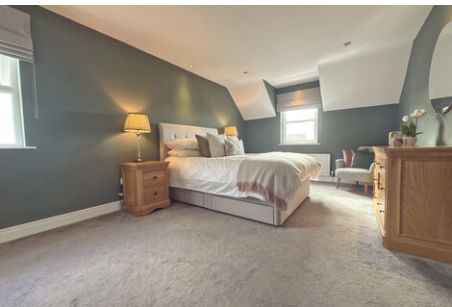
## OUTSIDE FEATURES

- Fully enclosed garden and patio area to the rear.
- Decking area with built in seating to the side.
- Gated tarmac driveway.
- Outside light and tap.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ  
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.

# PHOTOS



# PHOTOS

