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

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

19 Station Avenue

BT55 7UP

Offers Over £319,500

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A fantastic opportunity to acquire a three bedroom semi detached house located in a popular residential new build development. Constructed circa 2021, viewers will be impressed with the high standard of workmanship combined with the bright and spacious rooms throughout. In excellent decorative order right through, the property has been meticulously well maintained by the current owners. Externally the property enjoys well maintained gardens to front and rear with garden fully enclosed to rear. Literally on your doorstep you will be able to take full advantage of many of Portstewart's finest attractions including Portstewart Golf Club and Strand Beach.

Approaching Portstewart on the Station Road, take your second left after the Cromore Halt restaurant into Station Court. Take your second right and No. 19 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

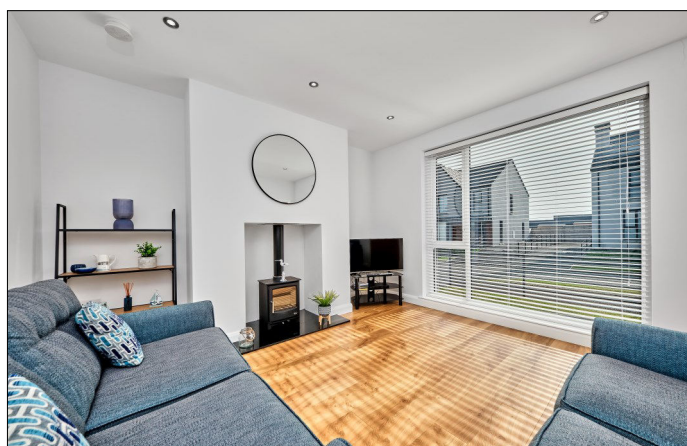
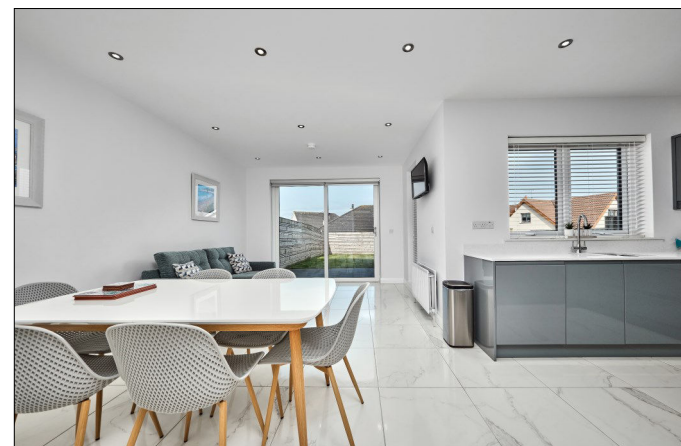
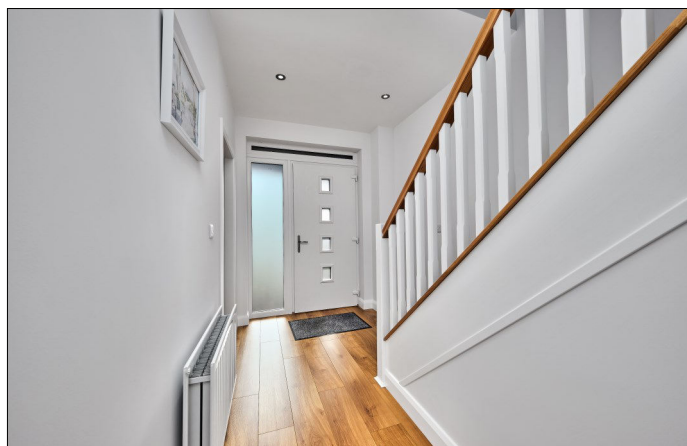
6'9 wide with recessed lighting and tiled floor.

Separate W.C.:

With wash hand basin with tiled splashback with storage below, extractor fan and tiled floor.

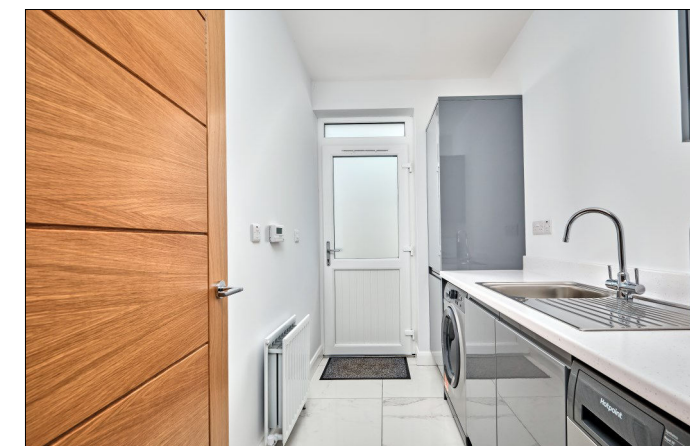
Lounge:

With recessed log burner with granite hearth, recessed lighting and laminate wood floor. 13'4 x 12'8



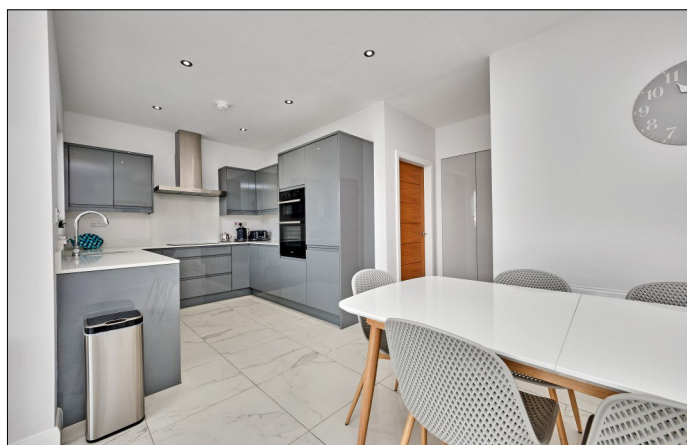
Utility Room:

With single drainer stainless steel sink unit, high and low level built in units, plumbed for automatic washing machine, space for tumble dryer, cupboard housing gas boiler, extractor fan, Porcelain tiled floor and pedestrian door leading to side of property.



Kitchen/Dining Area: 22'0 max x 20'7

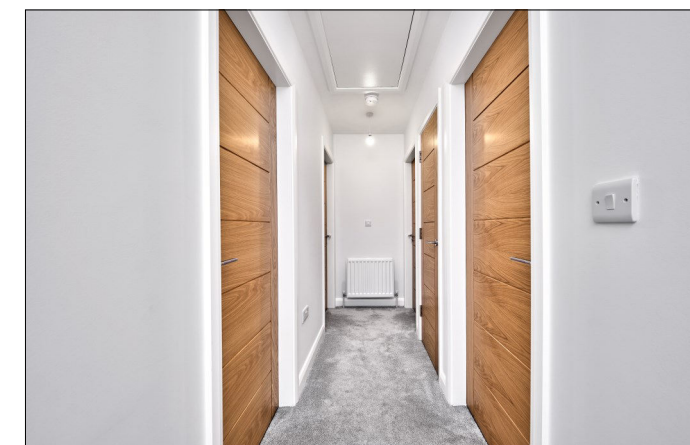
With undermount bowl and half stainless steel sink unit set in granite worktops and upstands, high and low level built in gloss units, integrated ceramic hob with stainless steel extractor fan above and granite splashback, double eye level 'Hotpoint' ovens, integrated fridge freezer, integrated dishwasher, saucepan drawers, recessed lighting, built in cloaks cupboard and broom cupboard, Porcelain tiled floor and sliding patio doors leading to rear garden.



FIRST FLOOR:

Landing:

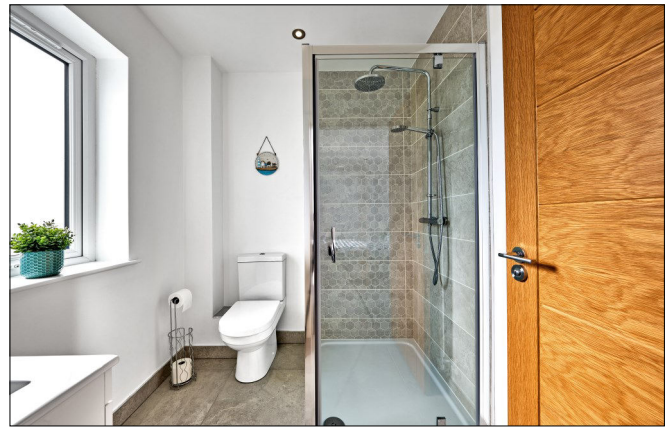
With hot press and access to roof space.



Bedroom 1:

With recessed lighting. 17'0 max x 11'7 average

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with rainfall mains shower system with additional telephone hand shower, heated towel rail, extractor fan, recessed lighting and Porcelain tiled floor.



Bedroom 2:

10'7 x 9'4



Bedroom 3:

10'9 x 8'8



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with rainfall mains shower and additional telephone hand shower, bath with tiled surround, heated towel rail, recessed lighting, extractor fan and Porcelain tiled floor.



EXTERIOR FEATURES:

Tarmac driveway leading to side and rear of property. Garden to rear is laid in lawn and fenced in with paved patio area and paved pathway leading to shed. Light to front, rear and side. Tap to rear. Garden to front is laid in lawn.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Decorative Order Throughout
- ** Constructed In 2021 & Still Benefits From 'New' Feeling

TENURE:

Freehold

CAPITAL VALUE:

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

