



2 AGHERTON LANE, PORTSTEWART



X 4



X 2



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £395,000

# 2 AGHERTON LANE, PORTSTEWART

A spacious and luxurious family home in an excellent location, close to the town of Portstewart while enjoying peaceful countryside views. The property has been finished to a high specification throughout and comprises 4 bedrooms, including a master bedroom with ensuite, a large open-plan kitchen with living and dining areas, and a separate lounge with a cast iron stove. External features include an integral garage and a well-maintained West-facing rear garden. With its modern amenities and tranquil setting, this home offers the perfect balance of comfort and convenience.

## FEATURES

- Oil-fired central heating.
- Double glazing in uPVC frames.
- Tarmac driveway leading to integral garage.
- Enclosed rear garden with patio area.
- Elevated site with views over Portstewart and towards Donegal.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £2,352.96

## 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

## ENTRANCE HALL

Mosaic tiled floor; cloaks cupboard; under stair storage; recessed lighting.

## OPEN PLAN KITCHEN, LIVING & DINING

9.50 m x 5.23 m (31'2" x 17'2")

Spacious open plan kitchen with wood effect tiled floor & recessed lighting throughout.

## KITCHEN AREA

Fitted kitchen with range of high and low level units and Silestone worksurfaces; double drainer ceramic sink units; 'Bosch' fitted oven and grill; integrated fridge/ freezer and dishwasher. Island with breakfast bar and Trilium worksurfaces; 5 ring gas hob with extractor unit over.

## LIVING & DINING AREA

Cast iron stove on a tiled hearth with wooden mantle; patio doors to the rear garden.

## LOUNGE

4.88 m x 4.44 m (16'0" x 14'7")

Cast iron stove on a tiled hearth with wooden mantle; bay window seating area; plantation shutters.

## UTILITY ROOM

2.11 m x 2.97 m (6'11" x 9'9")

Range of high and low level units; laminate work surfaces; stainless steel sink unit; plumbed for washing machine; space for dryer; wood effect tiled floor; access to the garage and door to the rear garden.

## DOWNSTAIRS WC

Toilet; wash hand basin; chrome towel radiator; mosaic tiled floor.

## FIRST FLOOR

### LANDING

Spot lighting; shelved hot press; access to roof space.

### BEDROOM 1

4.88 m x 4.42 m (16'0" x 14'6")

Double bedroom to the front with range of fitted wardrobes; TV aerial connection.

### ENSUITE

Tiled shower cubicle; wall mounted vanity with wash hand basin; toilet; backlit mirror; chrome towel radiator; part tiled walls; tiled floor; extractor fan.

### BEDROOM 2

4.06 m x 4.44 m (13'4" x 14'7")

Double bedroom to the rear with range of fitted wardrobes; TV aerial connection.

### BEDROOM 3

3.99 m x 5.89 m (13'1" x 19'4")

Double bedroom to the front; TV aerial connection.

### BEDROOM 4

2.82 m x 3.30 m (9'3" x 10'10")

Further bedroom to the rear; currently used as a dressing room with range of fitted furniture.

## BATHROOM

Freestanding bath; tiled shower cubicle; wall mounted vanity with wash hand basin; toilet; backlit mirror; chrome towel radiator; part tiled walls; extractor fan.

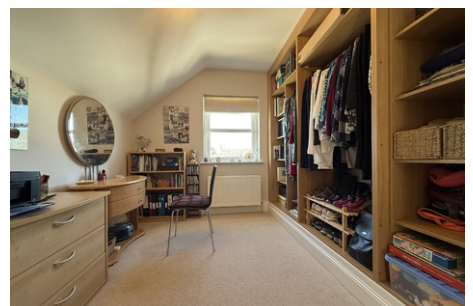
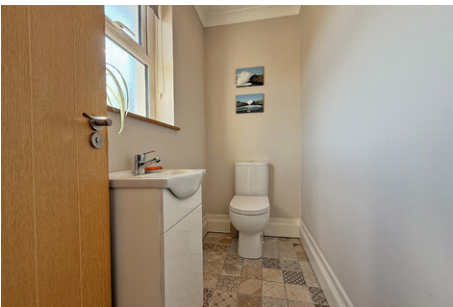
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# PHOTOS



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