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ARMSTRONG GORDON



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PORTSTEWART

16 Upper Heathmount

BT55 7AR

Offers Over £145,000

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This is a three bedroom one reception mid-terrace house requiring full modernisation/renovation/redevelopment located in the heart of Portstewart and which possesses one of the most sought after locations Portstewart has to offer. This potentially superb home should meet the needs of a wide and varied range of potential purchasers. Externally the property also benefits from a generously proportioned rear garden with access to row. Centrally located, the property also benefits from being situated to most local amenities including shops, schools, churches and all main bus routes into Coleraine and Portrush. Early inspection is highly recommended of a unique opportunity to acquire a substantial town centre property at a modest price.

On leaving the Promenade on the Coleraine side take your first left opposite the town hall onto Church Pass and left again onto Church Street. Take your second right onto Enfield Street and then first left onto Upper Heathmount. No. 16 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5'5 wide with storage.

Kitchen/Dining Area:

21'3 x 7'9

Separate W.C.:

With wash hand basin with tiled splashback.

Lounge:

With tiled surround fireplace with Mahogany mantle and tiled hearth. 15'5 x 12'10

FIRST FLOOR:

Landing:

With hot press and access to roof space.

Room 1:

14'0 x 7'9

Room 2:

12'0 x 8'7

Room 3:

9'6 x 8'1

Bathroom:

EXTERIOR FEATURES:

Raised garden to rear leading to right of way.

SPECIAL FEATURES:

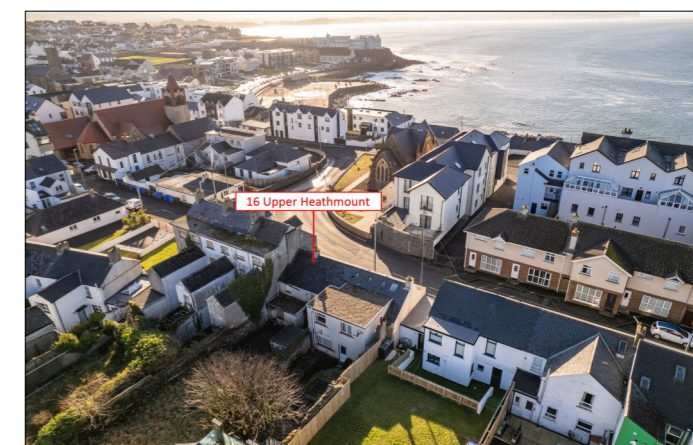
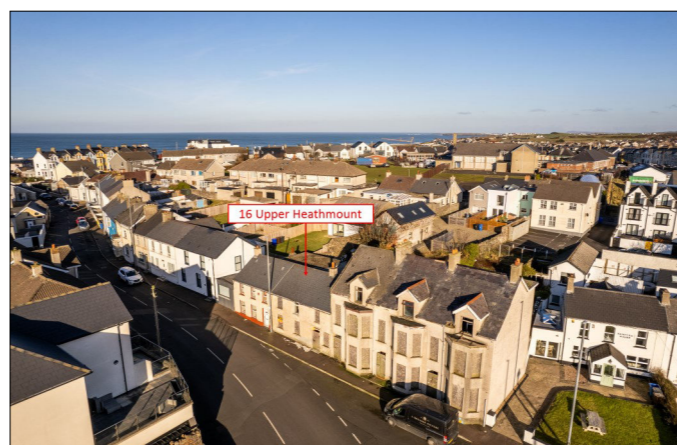
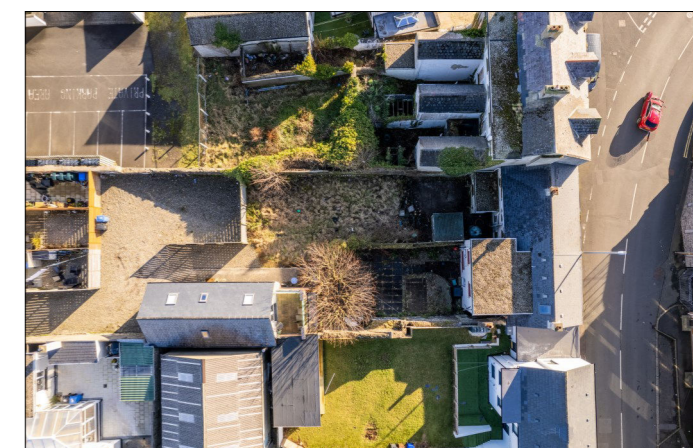
- ** Property Close To Town Centre
- ** Excellent Sized Garden To Rear
- ** This Property Is Eligible For 0% VAT On It Has Been Vacant For Over 10 Years
- ** Suitable For Renovation Into Superb Family/Holiday Home

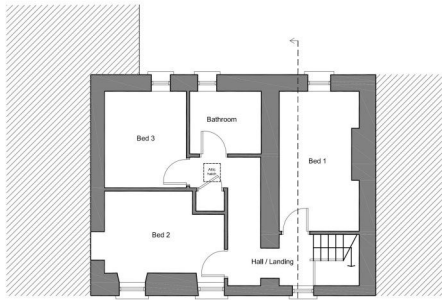
TENURE:

TBC

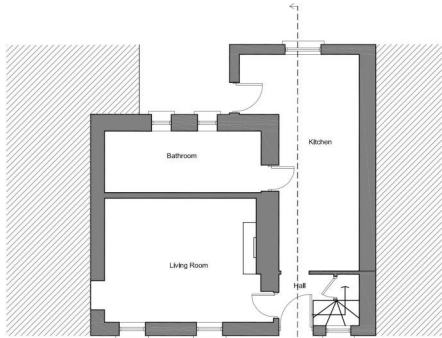
CAPITAL VALUE:

Not Assessed

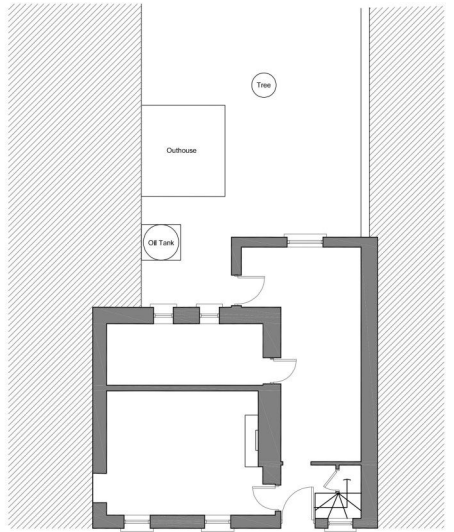




FIRST FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN

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- All dimensions & levels to be checked by contractor prior to commencement of any work on site.
- Any dimensional or level error should be reported to the architect before work commences.
- All structural works to be in strict accordance to engineers details and specifications.
- Structural thicknesses not to be measured off architectural drawings.
- Drawings to be read in conjunction with NBS specification.
- Drawings to be read in conjunction with relevant trade/related structural manufacturers details and drawings.

Rev	Amendment	By	CHK	Date
PRELIMINARY ISSUE				

SURVEY OF EXISTING PROPERTY AT
16 UPPER HEATHMOUNT, PORTSTEWART
CLIENT: ALUSTAR KENNEDY

ORG TITLE: FLOOR AND SITE PLANS

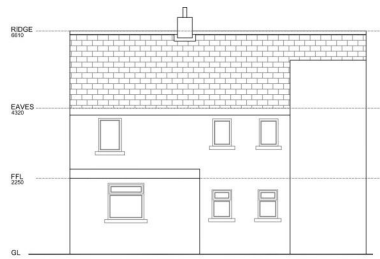
JOB No.	Scale	Date	Drawn	CHK
2023120	1:100 @ A3	JAN 25	JH	DL

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15 COLLEGE ROAD, COLVAINE, BT12 7BE
 TEL: 028 703 9100
 EMAIL: gm@gmdesign.co.uk

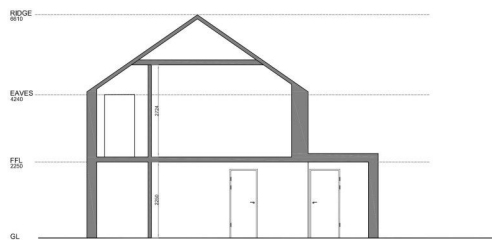
16 UPPER HEATHMOUNT, PORTSTEWART



FRONT ELEVATION



REAR ELEVATION



SECTION

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Rev	Amendment	By	CHK	Date
PRELIMINARY ISSUE				

SURVEY OF EXISTING PROPERTY AT
16 UPPER HEATHMOUNT, PORTSTEWART
CLIENT: ALUSTAR KENNEDY

ORG TITLE: ELEVATIONS & SECTION

JOB No.	Scale	Date	Drawn	CHK
2023120	1:100 @ A3	JAN 25	JH	DL


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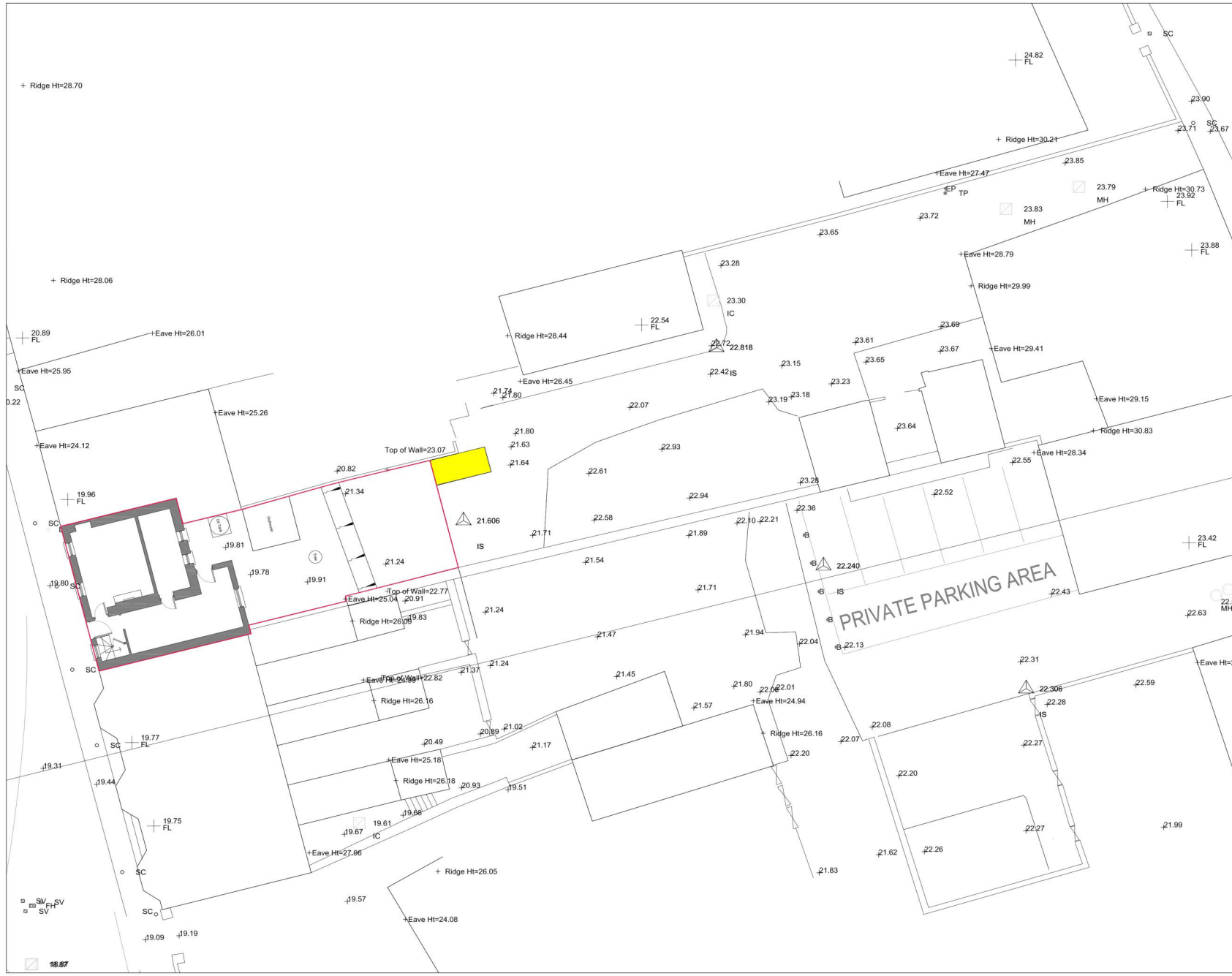
16 UPPER HEATHMOUNT, PORTSTEWART

16 UPPER HEATHMOUNT, PORTSTEWART

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• Any dimensional or level error should be reported to the architect before work commences.
• All structural work to be in strict accordance to engineer's details and specifications.
• Structural Foundations to be in accordance with design drawings.
• Drawings to be read in conjunction with all relevant specifications.
• Drawings to be read in conjunction with relevant technical manufacturer details and drawings.

KEY:

 Right of way to rear of 16 Upper Heathmount.



18.87

Rev.	Amendment	By	Chkd	Date

16 UPPER HEATHMOUNT, PORTSTEWART

DRG TITLE
SITE PLAN

DRG No. SK - 01

JOB No.	Scale	Date	Drawn	Checked
2023120	1:100 @ A1	JAN 2025	JH	DL

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