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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		62 D
39-54	E	52 E	
21-38	F		
1-20	G		

PORTSTEWART

10 Dunsuivnish Grange

BT55 7SG

Offers Over £239,500

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A wonderful opportunity to acquire a three bedroom semi-detached bungalow located in the ever popular development of Dunsuivnish. Internally the property is both bright and spacious and well presented. Externally the property benefits from garden area to front and rear and benefits from a detached garage. Located in the idyllic seaside town of Portstewart, the property is within easy access to beautiful beaches, scenic coastal walks and golf courses. Overall, a fine home which should attract keen interest from a wide spectrum of potential purchasers.

Approaching Portstewart from Coleraine on the Station Road, take your first left before the Supervalu Filling Station into Dunsuivnish Avenue. Take your first left into Dunsuivnish Grange and No 10 will be located at the top end on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5'1 wide with cloaks cupboard, hot press and access to roof space.

Lounge:

With brick surround fireplace with Mahogany mantle and tiled hearth and covng. 14'7 x 14'1



Kitchen/Dining Area:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, double stainless steel ovens, stainless steel extractor fan above, space for fridge, plumbed for automatic washing machine, breakfast bar, covng, strip lighting, drawer bank, tiled floor and pedestrian door leading to rear garden. 16'7 x 10'9



Bedroom 1:

With covng. 15'0 x 9'8

Ensuite off with w.c., wash hand basin with tiled splashback, electric shower over bath with tiled surround, extractor fan, recessed lighting and tiled floor.



Bedroom 2:

11'0 x 9'8

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.



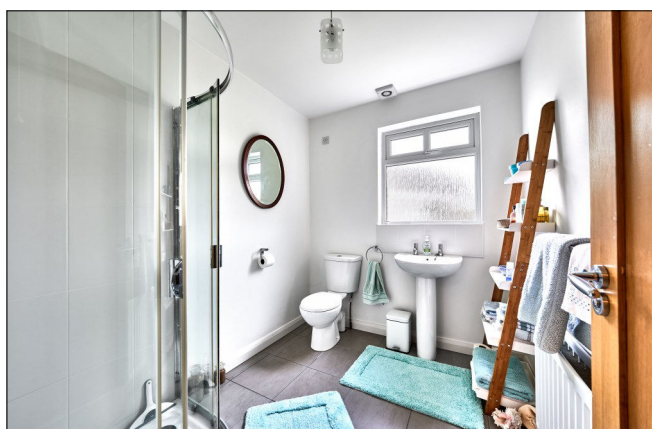
Bedroom 3:

11'9 x 8'4 average



Bathroom:

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



Utility Room:

With single drainer stainless steel sink unit with tiling above, plumbing for automatic washing machine, space for fridge freezer, extractor fan and tiled floor. 6'7 x 6'2

EXTERIOR FEATURES:

Tarmac driveway leading to garage. Garden to rear is laid in lawn and fenced in with extensive paved patio area. Additional paved patio area to rear of garage, Established plants and shrubbery. Tarmac pathway leading to garage 9'9 x 17 with light, power points and boiler. Light to front and side. External electric power point. Tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Generous Private Garden
- ** Spacious Garage

TENURE:

TBC

CAPITAL VALUE:

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

