



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

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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	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

12 Millstone Mews

BT55 7GW

Offers Over £219,500

028 7083 2000  
www.armstronggordon.com

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A delightful five bedroom mid terrace house in excellent condition right through. A clever internal layout allows you to live in comfortable style with all the rooms both bright and spacious. Constructed circa 2004 by well known builders O'Kane & Devine Ltd, the property also benefits from being currently empty and is available for immediate occupation. Having been very well maintained the property is in immaculate condition which must be seen to be appreciated. The selling agent strongly recommends early internal inspection to avoid disappointment. Please note, in the agent's opinion, this area is transitioning from primarily student rentals to a neighbourhood of full-time residences, offering significantly more affordable homes compared to other locations.

Approaching Portstewart on the Coleraine Road, turn right after Tesco at Flowerfield Arts Centre onto the Agherton Road. Take your third left onto Lissadell Avenue and then eighth left onto Millstone Avenue. Take your first left and turn right and left again. No 12 will be located on your right hand side.

**ACCOMMODATION COMPRISES:**

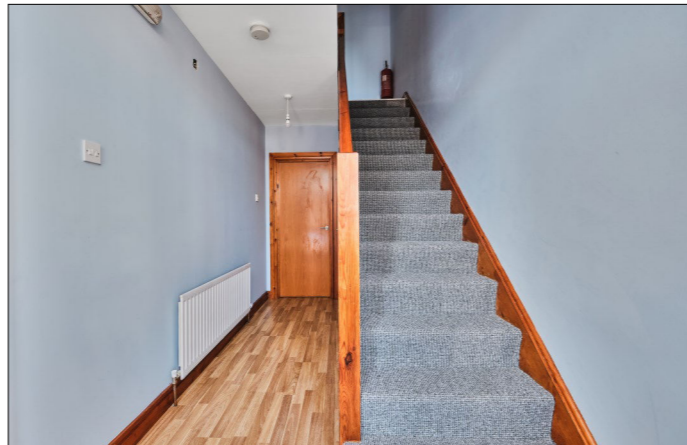
**GROUND FLOOR:**

**Entrance Hall:**

With wooden front door with glass panels to side and wood floor.

**Lounge:**

With wood surround fireplace with cast iron inset and tiled hearth, gas fire and wood floor.  
French doors leading to: 16'1 x 11'10



**Kitchen:**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated oven, hob and stainless steel extractor fan above, integrated fridge freezer, plumbed for automatic washing machine, drawer bank, part tiled part wood floor and sliding patio doors leading to rear garden. 18'4 x 11'10



**Separate W.C.:**

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

**FIRST FLOOR:**

**Landing:**

With hot press and wood floor.



**Bedroom 1:**

With pine sheeted ceiling, wood floor and French doors leading to balconette. 12'10 x 11'10

**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 2:**

With wood floor. 11'2 x 9'2



**Bathroom:**

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



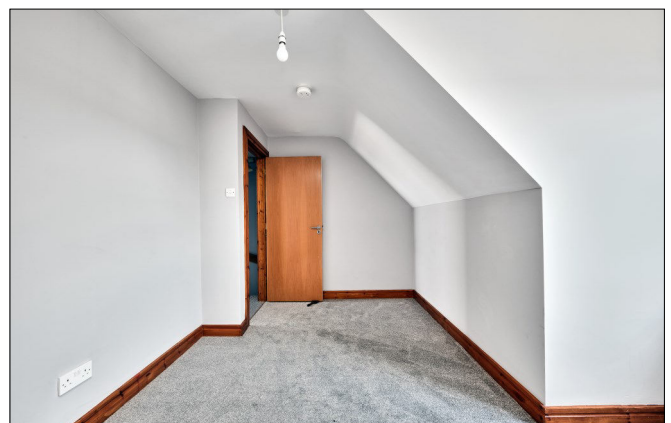
**SECIOND FLOOR:**

**Landing:**

With access to roof space.

**Bedroom 3:**

13'1 x 7'10 max



#### **Bedroom 4:**

With 'Velux' window. 9'6 x 7'10 max

#### **Bedroom 5:**

With 'Velux' window. 9'10 x 7'10 max



#### **EXTERIOR FEATURES:**

Outside to rear there is a garden laid in lawn and fenced in with paved patio area. Outside to front there is parking. Alley access to rear garden. Lights to front and rear.

#### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* South Facing Rear Garden
- \*\* Ideal For Use As A Full Time Home/Holiday Home

#### **TENURE:**

Leasehold

#### **CAPITAL VALUE:**

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

#### **MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £243.00 per annum approx. (03.04.25)**

