



27 LARKHILL ROAD, PORTSTEWART



X 5



X 2



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £495,000

27 LARKHILL ROAD, PORTSTEWART

Set on a mature site on the corner of Coleraine Road, this spacious family home offers comfortable, well-appointed living space. The property comprises five bedrooms, including one with an ensuite, along with two versatile reception areas and a recently replaced conservatory. Outside, you'll find a beautifully landscaped garden with established trees and shrubs, providing a tranquil and private space. The home is presented to a high standard and is ideally located, just a short walk from local shops, the promenade, beach and golf course.

FEATURES

- Mains gas central heating system.
- Solar hot water system.
- Double glazing in uPVC frames.
- Garden in lawn to the front and side.
- Paved patio with decking area to the rear.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £2,401.98

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

ACCOMMODATION

ENTRANCE HALL

2.29 m x 6.87 m (7'6" x 22'6")
Under stair storage.

KITCHEN

3.34 m x 4.95 m (10'11" x 16'3")
Range of fitted units; solid work surfaces; recessed sink and drainer; integrated dishwasher, under counter fridge & wine cooler; space for range style cooker with extractor unit over; fitted microwave; Amtico flooring; recessed lighting; door to the utility room.

UTILITY ROOM

3.01 m x 3.64 m (9'11" x 11'11")
Range of fitted units; laminate work surfaces; stainless steel sink and drainer; space for fridge freezer; plumbed for washing machine; space for dryer; built in bench with cloaks storage; gas boiler; tiled floor; recessed lighting; patio door to the rear.

DOWNSTAIRS WC

1.08 m x 2.42 m (3'7" x 7'11")
Toilet; vanity unit with wash hand basin; chrome towel radiator; tiled floor & walls; recessed lighting.

LOUNGE

5.74 m x 7.62 m (18'10" x 25'0")
Cast iron fireplace set on a tiled hearth with wood surround; glass panel doors to the conservatory.

CONSERVATORY

2.70 m x 3.28 m (8'10" x 10'9")
Tiled floor; patio door to the rear.

DINING ROOM

3.10 m x 4.86 m (10'2" x 15'11")
Decorative cast iron fire place with wood surround.

FIRST FLOOR

LANDING

Shelved hot press; access to the roof space.

BEDROOM 1

2.99 m x 3.97 m (9'10" x 13'0")
Double bedroom to rear.

ENSUITE

2.45 m x 0.88 m (8'0" x 2'11")
Tiled shower cubicle; toilet; vanity unity wash hand basin; chrome towel radiator; back lit mirror; tiled floor & walls.

BEDROOM 2

3.06 m x 4.56 m (10'0" x 15'0")
Double bedroom to rear.

BEDROOM 3

2.60 m x 4.20 m (8'6" x 13'9")
Double bedroom to the front.

BEDROOM 4

2.67 m x 3.02 m (8'9" x 9'11")
Double bedroom to the side.

BEDROOM 5

3.30 m x 3.62 m (10'10" x 11'11")
Double bedroom to the front; access to eaves storage.

BATHROOM

2.02 m x 8.84 m (6'8" x 29'0")
Tiled shower cubicle; panel bath with shower attachment; toilet; vanity unit wash hand basin; wall mounted mirror; towel radiator; tiled floor & walls.

EXTERIOR FEATURES

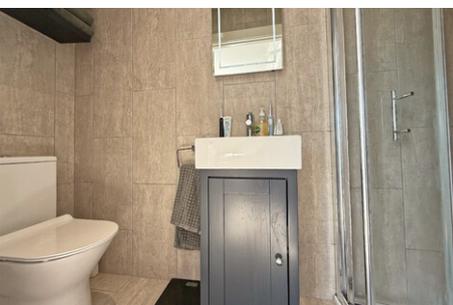
- Tarmac driveway and parking area.
- Garden in lawn to the front and side with mature trees and borders.
- South facing patio and decking area to the rear.
- Outside lighting.
- Outside tap.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.



PHOTOS



PHOTOS

