

For Sale

7 Central Avenue, Portstewart, BT55 7BP

Offers Over **£340,000**



Property Overview

- Mid Terrace House
- 4 Bedrooms, 2 Reception Rooms
- Oil Heating
- uPVC double glazed windows
- Oak interior doors and balustrades
- Off street parking with garage to the rear
- Close to the Promenade, schools and restaurants
- Partial sea views
- Excellent order throughout
- Rates: The assessment for the year 2024/2025 is £1323.54
- EPC Rating - E53

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Entrance Hall:

With composite front door, under stairs storage, cloaks cupboard, tiled floor.

Shower Room:

Comprising corner shower cubicle with Mira electric shower fitting, wash hand basin, w.c., fully tiled walls, tiled floor, extractor fan.



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Lounge:

12' 4" X 11' 10" (3.77m X 3.61m) plus bay window with partial sea views, pine surround fireplace with cast iron inset and tiled hearth, cornice, oak flooring, built in television display unit, wall mounted radiator, open plan to:



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Dining Room:

12' 4" X 10' 8" (3.77m X 3.26m) with oak flooring, recess lighting, open recess, open plan to:



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Kitchen:

14' 7" X 13' 3" (4.45m X 4.05m) with eye and low level units including saucepan drawers and larder unit, island unit with low level units and breakfast bar with seating for 2 people, integrated Smeg fridge, integrated Hotpoint dishwasher, plumbed for washing machine, space for range cooker and vent only for extractor fan, one and a half bowl stainless steel sink unit, with Quooker tap, part tiled walls, granite worktop including shelf, oak flooring, recess lighting, wall mounted radiator, tilt and turn window, bi-folding patio doors leading the rear.



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FIRST FLOOR

Landing:

Split on 2 levels.

Bedroom 1:

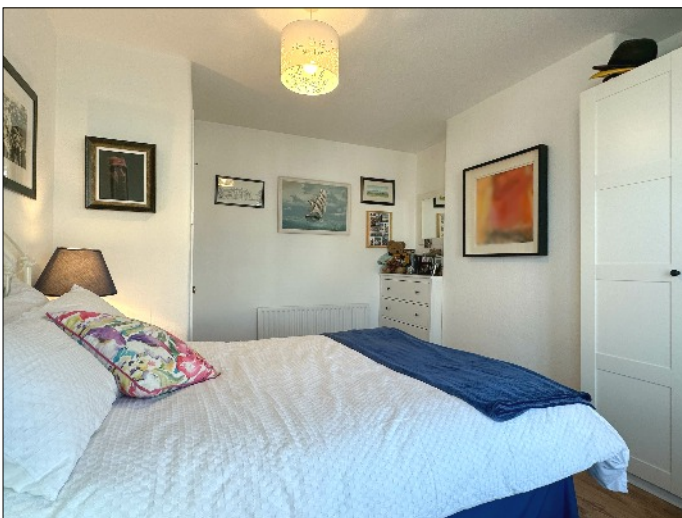
13' 8" X 10' 10" (4.17m X 3.29m) with wooden effect flooring, uPVC French doors at the rear with safety railing. Open plan to:

En-suite:

Comprising uPVC panelled shower cubicle with mains shower fitting, wash hand basin set in vanity unit, uPVC panelled walls around amenities, tiled floor. Steps up to Bedroom 1.



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Bedroom 2:
11' 9" X 11' 2" (3.59m X 3.4m) (Max) plus bay window with partial sea views, wooden effect flooring.

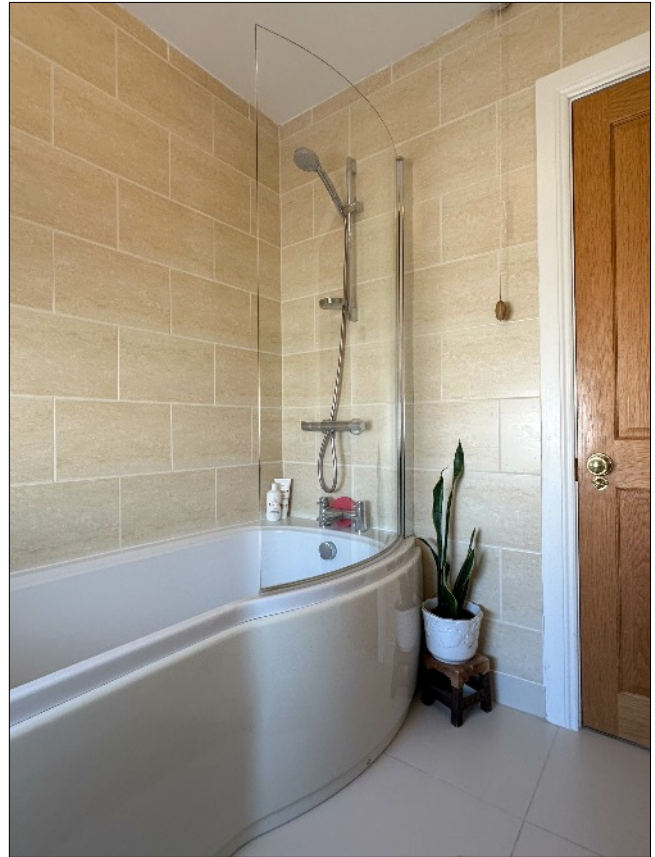
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Bedroom 3:
12' 6" X 10' 11" (3.8m X 3.34m) with wooden effect flooring.



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Bathroom:

Comprising panel bath with mains shower fitting and shower screen over, wash hand basin with part tiled wall behind, w.c., tiled floor, heated towel rail.

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SECOND FLOOR

Landing

Bedroom 4:

14' 10" X 14' 2" (4.51m X 4.32m) with recess lighting, partial sea views, access to eaves storage.



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EXTERIOR FEATURES

Steps up to paved area to the front enclosed by small wall and pedestrian gate with flower bed. Paved patio area to the rear enclosed by wall and fencing with raised flower and shrub beds. Pedestrian gate to rear laneway. Outside light to the rear. Water tap to the rear. PVC oil tank.

Garage:

16' 6" X 11' 3" (5.02m X 3.44m) with roller and pedestrian doors, power and strip lighting, boiler.



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FLOOR PLANS



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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Property Location:


On leaving Portstewart along the Portmore Road, in the direction of Portrush, turn right onto Central Avenue and Number 7 is situated on the left hand side.

Tenure: Leasehold - from 1st May 1926 for 999 years

Ground Rent: £1.69 per annum

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		62
E 39-54	53	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
Northern Ireland <small>EU Directive 2002/91/EC</small> 		
Full EPC available on request		

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

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PROPERTY REFERENCE
COL0299 240425/RT

OUR OFFICE LOCATION



Google maps



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