



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

First Time Buys
Home Movers
Remortgaging
Holiday/ Second
Homes
Holiday Lets
Buy To Let
Co-Ownership

Other Financial Services:

Mortgage Protection
Life Insurance
Critical Illness Cover
Income Protection
Buildings & Content
Insurance
Landlord Insurance



ARMSTRONG
GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	68 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

3 West Court

BT55 7WB

Offers Over £275,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants 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; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

A delightful four bedroom detached house constructed circa 2000 by well renowned local builders MAM Developments Ltd. Offering bright and spacious accommodation throughout, the property is located off West Avenue and is part of a group of only five homes. Situated within proximity to the Promenade and most local amenities, this property would be suited to a wide spectrum of potential buyers looking to acquire a home in this beautiful part of the North Coast.

From the Strand Road mini roundabout proceed onto Strand Road going past the Griddle Bakery. Take your first left into West Park and then right onto West Avenue. Take your first right again into West Court and No 3 will be located towards the left in front of you.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:
6'1 wide with under stairs storage, cornicing and solid wood floor.

Lounge/Dining Area:
With cornicing, centrepiece and solid wood floor.
19'3 x 10'7



Kitchen:
With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, stainless steel oven and extractor fan above, space for fridge freezer, plumbed for automatic washing machine, drawer bank and PVC pedestrian door leading to rear of property. 15'3 x 8'5



Bedroom 4:
With built in wardrobe and solid wood floor. 10'8 x 5'8



FIRST FLOOR:
Landing:
With hot press, cornicing and solid wood floor.

Bedroom 1:
With solid wood floor. 14'1 x 10'7
Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, half tiled walls, extractor fan and solid wood floor.



Bedroom 2:

With access to roof space, 'Velux' window and solid wood floor. 9'4 x 9'1

**Bedroom 3:**

With solid wood floor. 9'5 x 9'0

Bathroom:

With white suite comprising w.c., wash hand basin, electric shower over bath, part tiled walls, 'Velux' window and extractor fan.

**EXTERIOR FEATURES:**

Garden to rear is fully paved and enclosed. Light to front and rear. Tap to rear. Perking area to front of property.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Walking Distance To Town's Main Promenade
- ** Parking To Front

TENURE:

TBC

CAPITAL VALUE:

£140,000 (Rates: £1,37256 p/a approx.)



