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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

5 Nursery Avenue  
Nursery Mews  
BT55 7NT  
Price £595,000

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028 7083 2000  
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A superb opportunity to acquire a brand new four bedroom detached house constructed by the O'Kane Group and located on undoubtedly one of the North Coast's most desirable and most enviable residential living environments. Extending to approximately 1517 Sq. ft of space, internally the property is both bright and spacious and offers very well proportioned family accommodation right through. Throughout the house there is a feel of a very contemporary atmosphere and modern living feeling with maximum emphasis on high quality finishes. This fine home is within proximity to Portstewart Golf Club and Strand Beach and an array of local amenities. Quite simply a magnificent home on a wonderful site with a stunning outlook.

Approaching Portstewart on the Coleraine Road, take your first left onto Burnside Road at the Burnside roundabout. Take your first right onto Prospect Road and first right again onto Nursery Avenue. Proceed to the top past the Nursing Home and Nursery Mews will be located straight ahead.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

6'9 wide with half panelled walls on stairs and tiled floor.

**Separate W.C.:**

With wash hand basin with tiled splash back, storage below, extractor fan and tiled floor.

**Lounge:** 20'1 x 10'8

With granite surround fireplace with electric fire and granite hearth, recessed lighting, vertical radiator and sliding patio doors leading to rear garden.



**Kitchen/Dining Area:**

With single 'Frankie' sink unit with 'Quooker' tap, high and low level built in units set in Silestone worktops with upstands, full wall units, integrated ceramic hob, concealed extractor fan above and Silestone splashback, integrated fridge/freezer and dishwasher, 'Beko' double eye level ovens, concealed bins, saucepan drawers, breakfast bar with wood feature and seating below, under unit lighting, recessed lighting in kitchen, vertical radiator, tiled floor and sliding patio doors leading to rear garden. 31'8 x 12'4



**Utility Room:**

With high and low level built in units set in Silestone worktops, plumbed for automatic washing machine, space for tumble dryer, under stairs storage, extractor fan, tiled floor and pedestrian door leading to rear. 8'6 x 7'0



**FIRST FLOOR:**

**Landing:**

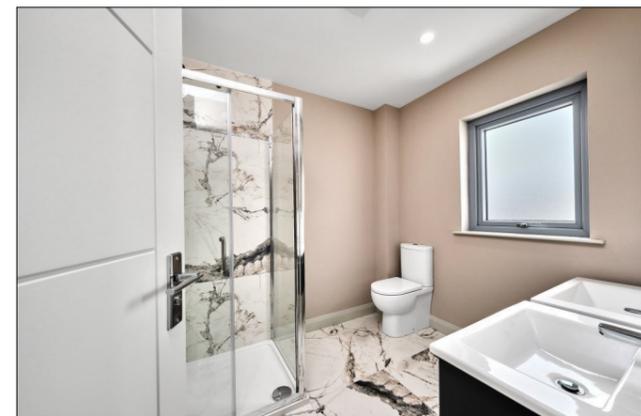
With access to roof space with Slingsby ladder.

**Bedroom 1:**

With two double built in wardrobes. 16'0 x 12'3



**Ensuite** off with W.C. his and hers wash hand basin with storage below and illuminated mirrors above, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, heated towel rail, part tiled walls, extractor fan, recess lighting and tiled floor.



**Bedroom 2:**

With built in mirrored slide robes.  
11'3 x 9'3

**Ensuite** off with W.C. wash hand basin with tiled splashback and storage below, illuminated mirror above, fully tiled walk in shower cubicle with electric shower, heated towel rail, extractor fan, recess lighting and tiled floor.



**Bedroom 3:**

10'8 x 9'4



**Bedroom 4:**

With built in mirrored slide robes. 10'8 x 8'0



### **Bathroom:**

With white suite comprising W.C. floating wash hand basin with storage below, freestanding bath with telephone shower head with mixer taps, fully tiled walk in shower cubicle with mains rainfall shower head and additional telephone hand shower, part tiled walls, heated towel rail, recess lighting, extractor fan and tiled floor.



### **EXTERIOR FEATURES:**

Garden to rear is laid in lawn and fenced in with slate flower beds and extensive patio area leading to garage/garden room. Tarmac driveway leading to garage with electric operated roller door, light and power points, wash hand basin and storage area to rear. Garden to front has pebbled hedging, wall lights surrounding property, electric power provisions to rear. Tap to rear.

### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Detached Garage
- \*\* Security Alarm

### **TENURE:**

Leasehold

### **CAPITAL VALUE:**

£220,000 (Rates: £2156.88 p/a.)

### **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 £600.00 p/a approx.**

We advise all purchasers to make themselves aware of any rental and domestic pet restrictions within communal lease before proceeding.



