



## 18 MILLFORT CLOSE, PORTSTEWART



X 5



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	72
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**OFFERS OVER £250,000**

# 18 MILLFORT CLOSE, PORTSTEWART

Situated in a well established residential area close to the town and local amenities, this spacious semi-detached home has been recently redecorated throughout, offering bright and flexible living accommodation.

The ground floor features a dining kitchen, generously sized lounge, downstairs WC, utility room and a versatile fifth bedroom or additional reception room. Upstairs, there are four well proportioned bedrooms, including one with an ensuite, along with the family bathroom.

Externally, the property benefits from an enclosed rear garden and a tarmac driveway to the front, making it a practical and appealing home in a popular Portstewart location.

## FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Enclosed garden to the rear.
- Tarmac driveway to the front.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,381.05

## 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

Laminate wood floor; under stair storage.

### DINING KITCHEN

4.18 m x 4.34 m (13'9" x 14'3")

Range of fitted units; laminate work surfaces; stainless steel sink; electric oven & hob with extractor unit over; space for fridge freezer; tiled floor.

### UTILITY ROOM

2.23 m x 1.62 m (7'4" x 5'4")

Fitted unit; laminate work surface; stainless steel sink unit; plumbed for washing machine; tiled floor; door to the rear.

### LOUNGE

4.56 m x 4.35 m (15'0" x 14'3")

Box bay window to the front; cast iron fireplace with painted wood surround and tiled hearth.

### BEDROOM 5 / LIVING ROOM

2.97 m x 2.98 m (9'9" x 9'9")

Further bedroom or reception room to the rear; laminate wood flooring.

### DOWNSTAIRS WC

1.98 m x 1.04 m (6'6" x 3'5")

Toilet; wash hand basin; tiled floor.

### FIRST FLOOR

### LANDING

Access to roof space; shelved hot press.

### BEDROOM 1

3.38 m x 4.35 m (11'1" x 14'3")

Double bedroom to the rear; solid wood flooring.

### ENSUITE

1.02 m x 2.61 m (3'4" x 8'7")

Tiled shower cubicle with electric shower; toilet; wash hand basin; wood flooring.

### BEDROOM 2

2.70 m x 3.00 m (8'10" x 9'10")

Double bedroom to the front; solid wood flooring.

### BEDROOM 3

2.98 m x 2.48 m (9'9" x 8'2")

Double bedroom to the rear; solid wood flooring.

### BEDROOM 4

3.77 m x 2.68 m (12'4" x 8'10")

Double bedroom to the rear; solid wood flooring.

### BATHROOM

1.98 m x 2.08 m (6'6" x 6'10")

Panel bath; tiled shower cubicle with electric shower; toilet; wash hand basin; laminate wood flooring.

### EXTERIOR FEATURES

- Fully enclosed garden laid in lawn to the rear.
- Outside light & tap.
- Tarmac driveway to the front.



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



