



**SALE AGREED**

# Galvally Avenue, Portstewart

3 bedroom semi-detached house for sale

Offers Over £219,950 Freehold

## Description

Causeway Coast Sales is proud to present, 36 Galvally Avenue, Portstewart. Situated just off the renowned Cromore Road, home to the famous North West 200, this attractive 3-bedroom semi-detached property offers a fantastic opportunity for families, first-time buyers, or those seeking a holiday home on the North Coast.

The property boasts a bright and airy interior, complemented by gas heating, and features three well-proportioned bedrooms. Externally, the property benefits from a private driveway along with both front and rear gardens, perfect for outdoor enjoyment.

Ideally positioned, 36 Galvally Avenue is only minutes from Portstewart Promenade, with its array of cafes, restaurants, and coastal walks, and is a short drive to both Coleraine and Portrush, making it a convenient and well-connected location.

This is a superb opportunity to secure a home in one of Northern Ireland's most desirable seaside towns either as a full-time residence or a second home. Early viewings are advised to avoid disappointment.

Rates: £1178.50 per annum (approx)

Management Fees: £100 per annum (approx)

Tenure: Freehold

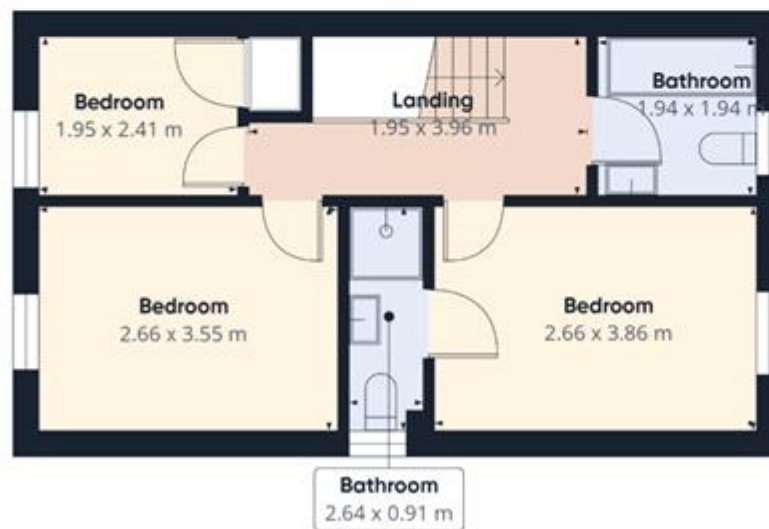


Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains

**Tenure**  
Freehold



Floor 0



Floor 1

Approximate total area<sup>®</sup>

81.1 m<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>

(1): Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
 Causeway Coast Sales & Rentals - Head Office  
 4 Coleraine Road, Portstewart, County Londonderry BT55 7JW  
 Tel: 02870832220 Email: [info@causewaycoastrentals.co.uk](mailto:info@causewaycoastrentals.co.uk) Website:

