



FOR SALE - 3 Prospect Mews, Portstewart.

£279,950

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nre
northern real estate
we value property



Accommodation:

(Measured to the widest points)

Ground Floor

Entrance Hall:

1.88 m x 2.08 m (widest points)

With painted walls, tiled floors lighting & phone point.

W/C / Wash Room:

0.98 m x 1.97 m (widest points)

With painted walls, tiled floors lighting, modern white WC & sink.

Bedroom (3):

2.79 m x 3.60 m (Widest Points)

Painted walls and carpet flooring .

First Floor

Living Room:

4.18 m x 4.99 m (widest points)

With painted walls, carpet flooring, lighting, TV & phone points.

Kitchen/ Dining Area:

3.03 m x 4.99 m (widest points)

With tiled floor, painted walls lighting, eye and low level units, intergraded Hob & Oven and SS sink and drainer.

Second Floor

Bedroom (1):

4.17 m x 5.00 m (Widest Points)

With painted walls, carpet flooring and lighting.

Ensuite:

With tiled floors, painted walls, white suite to include sink & WC, fully tiled walk in shower cubicle with mains shower.

Bedroom (2):

2.94 m x 3.05 m (Widest Points)

With painted walls, carpet flooring and lighting

Bathroom:

1.89 m x 1.93 m (Widest Points)

With painted walls, lino flooring, white suite to include sink & w/c, with fully uPVC lined walk in shower cubicle with mains shower.

Description:

A Very Well Presented 3 Bedroom Townhouse with Two Private Car Parking Spaces.

Nestled in the highly sought after seaside town of Portstewart along Prospect Road.

This spacious 3 storey property comprises a ground floor bedroom and WC with separate living room & kitchen / dining to the first floor and 2 no bedrooms on the second floor of which one bedroom has an ensuite.

There is also the benefit of an enclosed rear south facing garden.

Ideally suited to purchasers wishing to take advantage of the excellent holiday rental market or to purchase a holiday home in one of the North Coasts most desirable locations.

Additional benefits of the property extend to being within a short walking distance to a number of local schools, award winning beach & golf courses and is tastefully decorated throughout and finished to a very high standard to include the Hive Smart System, Integrated Fire, Smoke Detection System and Ring CCTV.

The property is Tourist Board Approved, which allows the purchaser(s) the potential to generate an extra income from holiday letting.

A furniture package is available at additional cost should someone wish to take advantage of this exciting opportunity.



External:

The property is accessed to the front via a shared tarmac driveway.

The rear of the property is fully enclosed with fencing and has the benefit of decorative stone and paving.

Heating is via oil heating.

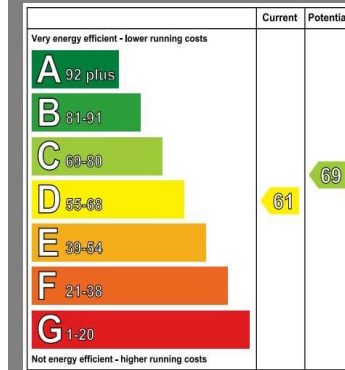
uPVC Double Glazed Windows & Doors

Approximate annual rates payable as per 2023: £1,581.85

Tenure: Assumed to be freehold

Service Charge: £853.66 per annum

EPC:



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