

For Sale

Nare Manor, 108 Station Road, Portstewart BT55 7PU

Offers Over **£395,000**



Property Overview

- Detached Bungalow with integral garage
- 4 Bedrooms, 2 Reception Rooms
- Excellent location
- Oil fired central heating
- uPVC double glazed windows
- uPVC soffits, fascia and downpipes
- Burglar alarm installed
- Tarmac driveway to front and side
- South facing private rear garden
- Rates: The assessment for the year 2023/2024 is £1861.00
- EPC Rating - E44

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Entrance Hall:

With uPVC front door with glass side panel, telephone point, access to roofspace. Storage cupboard. Hotpress with shelving.

Lounge:

5.7m x 4.3m (18' 8" x 14' 1") (Max) with wooden fireplace surround with matching wall mirror, tiled inset, granite hearth, gas fire, box bay window, dimmer switch, television point, coving.



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Sitting Room:
 3.6m x 3.4m (11' 10" x 11' 2") with glass door with glass side panels, sliding patio doors to rear patio area.

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Kitchen / Dining Area:

4.7m x 3.4m (15' 5" x 11' 2") (Max) with eye and low level units, tiled between units, glass display unit, integrated oven, integrated hob, integrated dishwasher, integrated fridge/freezer, wine rack, 1 ½ bowl stainless steel sink unit, extractor fan, tiled floor.

Utility Room:

3.8m x 2.4m (12' 6" x 7' 10") (Max) with eye and low level units, tiled between units, stainless steel sink unit, plumbed for an automatic washing machine, space for a tumble dryer, tiled floor, uPVC part glazed back door, pedestrian door to garage.

Cloakroom:

Comprising w.c., tiled floor.

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Bedroom (1):

3.9m x 3.6m (12' 10" x 11' 10")



En-suite:

Comprising wash hand basin, tiled splashback, w.c., fully tiled shower cubicle with electric shower, extractor fan.

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Bedroom (2):
3.7m x 3.4m (12' 2" x 11' 2")



Bedroom (3):
3.5m x 3.4m (11' 6" x 11' 2")



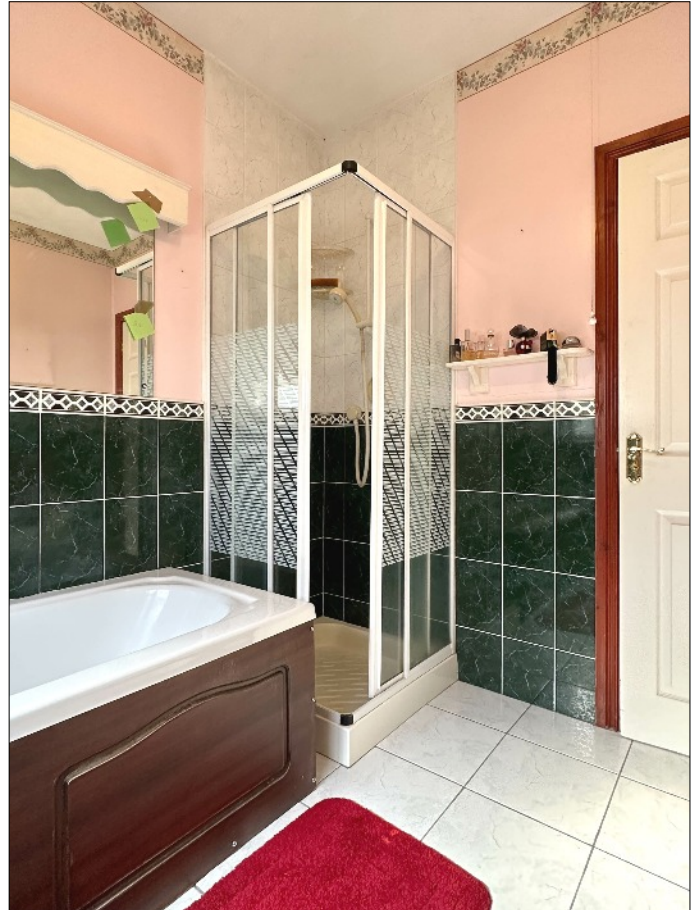
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Bedroom (4):

3.4m x 3.2m (11' 2" x 10' 6")

Bathroom & w.c. Combined:

Comprising wash hand basin, w.c., panelled bath with telephone hand shower, fully tiled shower cubicle with thermostatic shower, ½ tiled walls, tiled floor, extractor fan.



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Garage:

5.8m x 3.3m (19' 0" x 10' 10") (Max) with roller and pedestrian doors, shelving, power and lighting, oil boiler, access to roofspace.

EXTERIOR FEATURES

Garden laid in lawn to the front with tarmac driveway. Carport to side. Garden laid in lawn to the rear enclosed by fencing and wall. Rear patio areas. Outside light to front and rear. Water tap to side. PVC oil tank.



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FLOOR PLANS



GROUND FLOOR

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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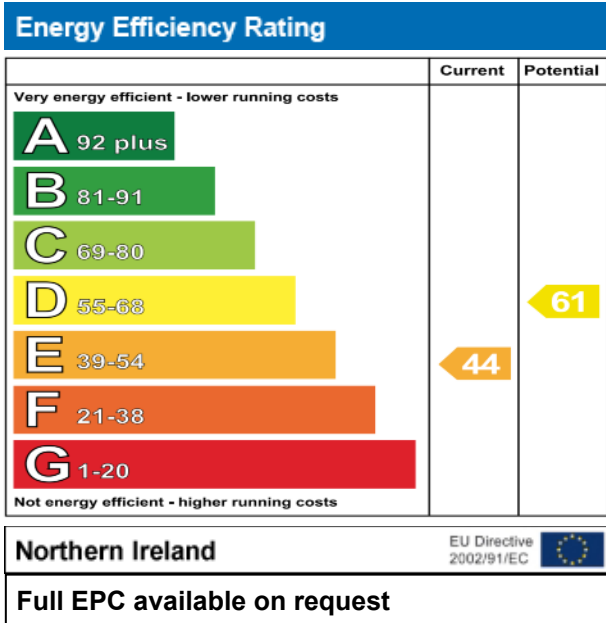
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Property Location:

On entering Portstewart along the Cromore Road continue onto the Station Road. Before the roundabout take the last turning on the left onto Nare Manor. Turn right and Number 108 is situated on the left hand side.

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OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1467 190923/MH

OUR OFFICE LOCATION



Think

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