



FOR SALE - 1 Swilly Green, Portstewart.

**£450,950**

4x  1x  3x  0x 

**nre**  
northern real estate  
we value property



# Accommodation:

**Entrance Porch:** 1.40m x 2.45m

Tiled flooring, painted walls & lighting.

**Entrance Hall:** 2.00m x 8.06m

Tiled flooring, painted walls & lighting.

**Understairs Storage:** 0.73m x 1.32m

**Open Plan Living / Kitchen / Dining Space:**

4.83m x 9.42m

**Living Space:**

Carpet, painted walls, recessed lighting, sliding patio door to private balcony & TV point.

**Kitchen / Dining:** 3.83m x 5.30m

Tiled flooring, painted walls, recessed lighting and feature lighting above centre island, low level units with integrated microwave, oven, induction hob, dishwasher, fridge & freezer and 1.5 bowl stainless steel sink.

**Utility Room (External):** 2.01m x 3.13m

Tiled flooring, painted walls, recessed lighting, low level units, Belfast sink, plumbing for washing machine and tumble dryer.

**W/C:** 1.11m x 1.84m

Tiled flooring, painted walls, lighting, white suite to include W/C and sink.

**Bedroom 1:** 2.86m c 4.37m

Ground Floor - Carpet, painted walls, recessed lighting, phone point  
Access to

**Ensuite:** 0.89m x 2.73m

Tiled flooring, painted walls, white suite to include w/c and sink with floor to ceiling tiled splashback and fully tiled walk in shower cubicle with mains shower.

**Bedroom 2:** 2.68m x 3.68m

Ground Floor - Carpet, painted walls and lighting.

**Bedroom 3:** 2.98m x 3.68m

Ground Floor - Carpet, painted walls, lighting with sliding patio door to rear garden.

**Bedroom 4:** 1.99m x 3.16m

Ground Floor - Wooden flooring, painted walls and lighting.

**Bathroom:** 2.01m x 2.72m

Tiled flooring, painted walls, recessed lighting, white suite to include w/c and sink with floor to ceiling tiled splashback, bath with tiles splashback & mixer tap, fully enclosed hydro massage shower cubicle with mains shower.

# Description:

**Exceptional Semi - Detached Coastal Property**

**Swilly Green is located at the gateway to the breathtaking Causeway Coast in Portstewart.**

**The property comprises of a large open plan kitchen / dining / living area on the first floor with access on to a private balcony which has sea views and views over the neighbouring golf course, 4 bedrooms (one with ensuite) & family bathroom to the ground floor with separate external utility space accessed from the rear garden.**

**This property is characterised by bright and airy interior and contemporary exterior.**



# External:

Property is approached via a private tarmac driveway with paved walkway and stone boarder.

Large garden to rear of the property sown in grass with paving to utility room and stone boarder.

Heating is via mains gas.

Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2023: £1,302.70

Tenure: Assumed to be freehold

EPC:

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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		

**MISREPRESENTATION CLAUSE:** Northern Real Estate, give notice to anyone who may read these particulars as follows:

- The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
- Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
- 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.
- 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.
- Any areas, measurements or distances referred to herein are approximate only.
- Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
- Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

