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To arrange an initial appointment please contact:

ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		43 E
21-38	F	25 F	
1-20	G		

PORTSTEWART

11 Whyns Crescent

BT55 7HG

Offers Over £289,500

028 7083 2000
www.armstronggordon.com

An excellent opportunity to acquire a 5 bedroom detached chalet bungalow which is in great condition throughout. Having been extensively renovated, this property offers excellent family accommodation. Externally the property benefits from mature gardens to front and rear and also attached garage. The property is located in a well established residential area close to most local amenities including the towns Promenade, schools, scenic walks and golf courses. This property is suited to a wide range of purchasers including those seeking a family home or indeed retirement home in this beautiful part of the north coast.

Approaching Portstewart from Coleraine on the Station Road, take your first left after the Mill Road roundabout onto Heatherlea Avenue. Take your first left again onto Whyns Crescent and No. 11 will be located on your left hand side on the upper end.

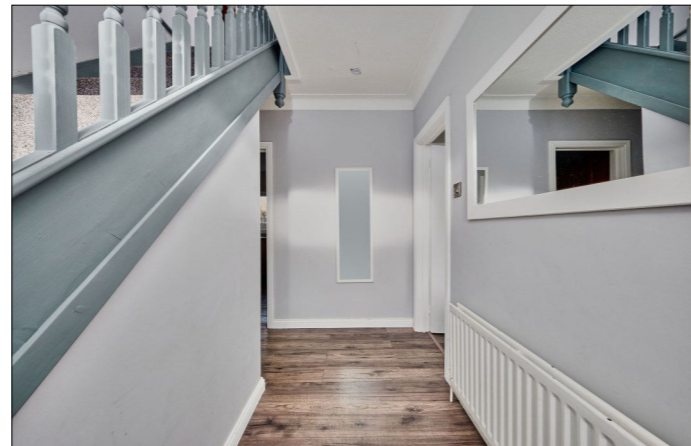
ACCOMMODATION COMPRISES:

Entrance Hall:

4'8 wide with under stairs storage cupboard, recessed lighting and laminate wood floor.

Lounge:

With wood surround fireplace with tiled inset and hearth, coving, centre piece and laminate wood floor. 14'6 x 11'0



Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between and under unit lighting, integrated oven and ceramic hob, extractor fan above, space for fridge freezer, plumbed for automatic washing machine, larder cupboard, large broom cupboard, drawer bank and pedestrian door leading to rear garden. 11'4 x 10'11



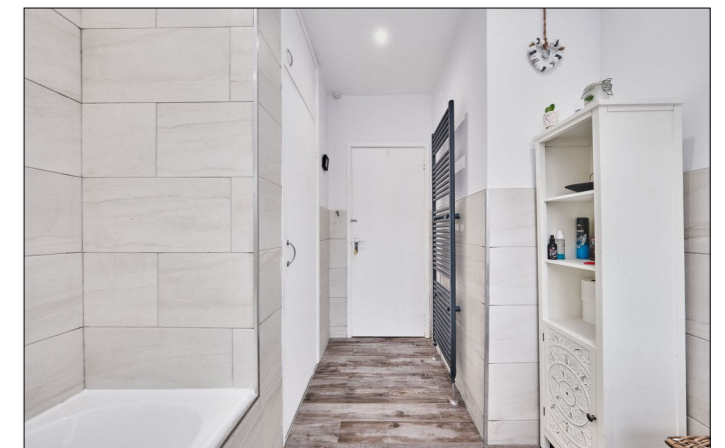
Dining Room:

With cornicing. 11'7 x 10'2



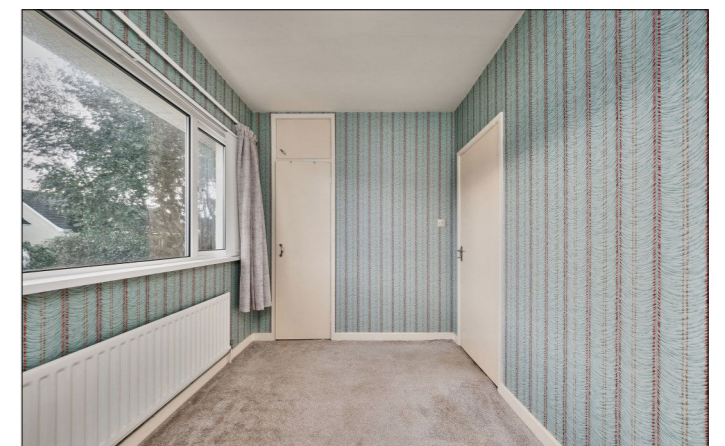
Bathroom:

With white suite comprising w.c., wash hand basin set in vanity unit with illuminated mirror above, electric shower over bath with tiled surround, hot press, immersion heater, matt heated towel rail, half tiled walls, extractor fan, recessed lighting and tiled floor.



Bedroom 1:

With single built in wardrobe. 11'3 x 11'3



Bedroom 2:

With single built in wardrobe. 13'9 x 12'10



Bedroom 3:

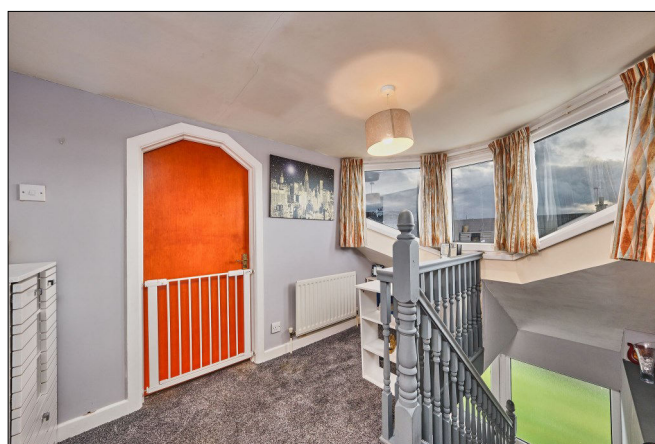
With single built in wardrobe. 11'5 x 7'10



FIRST FLOOR:

Landing:

With study area and three storage cupboards.



Bedroom 4:

With storage in eaves, built in cupboard and two 'Velux' windows. 11'3 x 7'7

Bedroom 5:

With built in storage and 'Velux' window. 18'10 x 7'0



Shower Room:

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, shaver point with light and tiled floor.



EXTERIOR FEATURES:

Outside to rear garden is laid in lawn with established shrubs and paved patio area. Outside to front there is a walled in garden and concrete driveway leading to attached garage 17'7 x 9'11 with PVC roller door and oil fired burner. To the rear of the garage there is a garden room for storage or work shop use.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows Doors & Soffits
- ** Attached Garage
- ** Burglar Alarm
- ** Very Popular Residential Location
- ** Approval In Place For Alterations

CAPITAL VALUE:

£135,000 (Rates: £1,256.18 p/a approx.)

TENURE:

Leasehold

Ground Rent : £21.00 p/a

999 year lease from 01.11.1965





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 10 AUG 23
 AS PROPOSED
 1/50

ALTERATIONS TO 11 WHYNIS CRESCENT
 PORTSTEWART

NEW 100 PVC WASTE FROM NEW GT
 TO EXISTING GT AT KITCHEN. MAKE
 GOOD TO CONCRETE PATHS AND
 CRAZY PAVING.

REMOVE EXISTING WINDOW AND
 CILL AND FORM OPENING FOR
 DOUBLE DOORS AND SCREEN AS
 SHOWN COMPLETE WITH DPC
 AND INSULATION ETC. FORM
 CONCRETE STEP 900 X WIDTH
 OF OPENING X 150 RISE.

RAISE FLOOR LEVEL IN THE PORCH
 AND UTILITY ROOM BY APPROX
 75 IN SAND/CEMENT SCREED TO
 MATCH FLOOR LEVEL OF DWELLING.
 FORM STEP AT REAR DOOR AND AT
 GARAGE DOOR TO SUIT.
 FIT NEW DOOR AND FRAME TO SUIT
 ADJUSTED OPENING

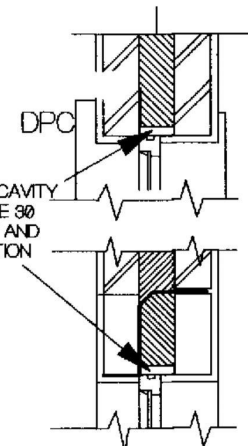
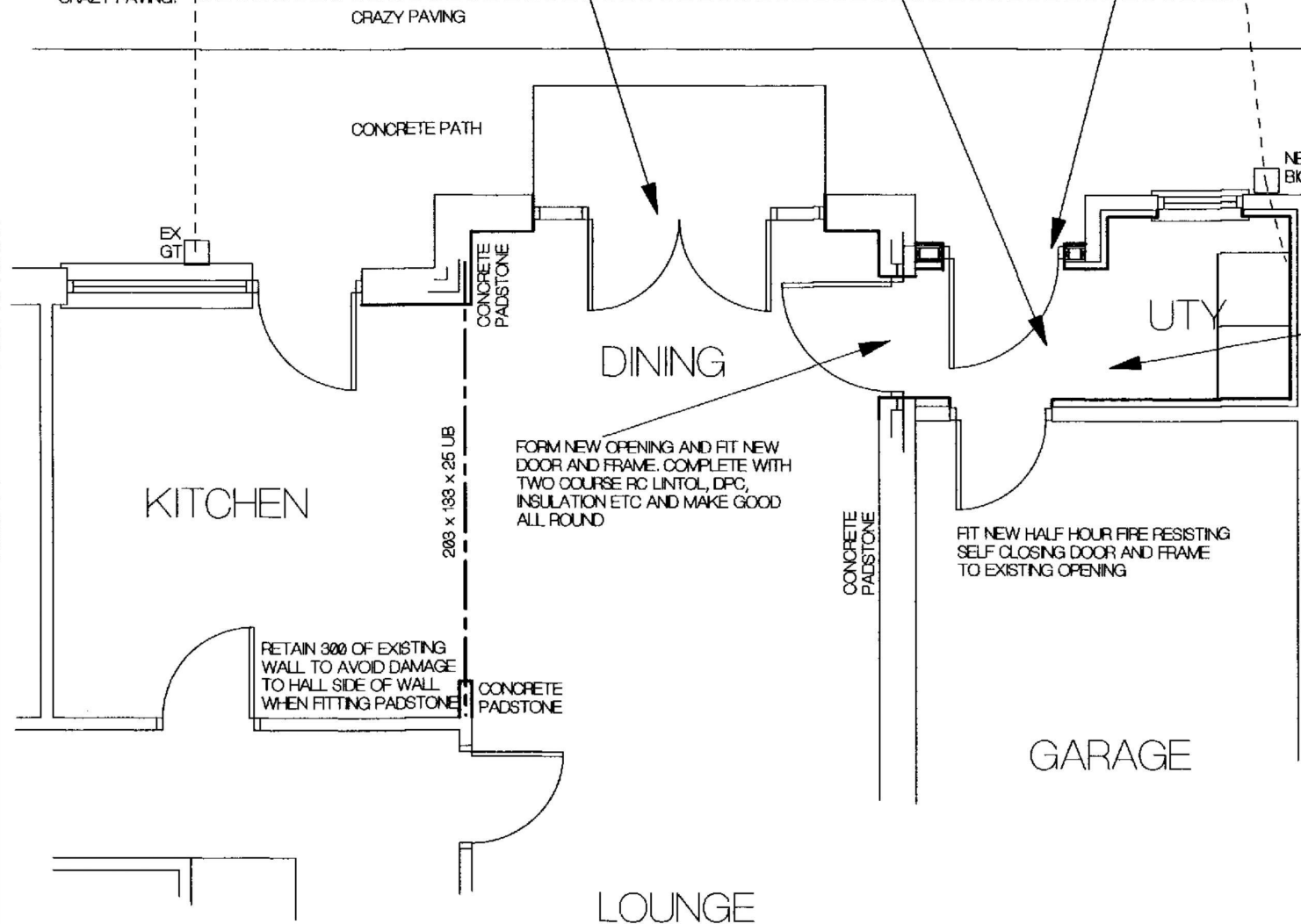
NEW EXTERNAL WALL TO BE DASH TO MATCH
 EXISTING ON SAND CEMENT ON STAINLESS
 STEEL EXPANDED METAL ON VERTICAL
 BATTENS ON DAMP PROFF MEMBRANE ON
 20 EXT QUALITY PLY ON 38 X 75 STUDS AT
 400 CRS. INTERNALLY, FINISH PLASTER ON
 12.5 PLASTERBOARD FIXED TO STUDS. VOID
 TO BE FILLED WITH 75 ROCKWOOL.

REMOVE EXISTING CEILING AND FIT NEW
 PLASTERBOARD AND SKIM CEILING.
 FINISH PLASTER ON 12.5 PLASTERBOARD
 ON 60 XTRATHERM BOARD TO EXISTING
 WALLS.

FIT NEW SKIRTINGS TO MATCH EXISTING.

PROVIDE NEW PLUMBING, WASTE PIPEWORK
 AND GULLEY TRAP FOR WASHING MACHINE.
 TRAP TO BE CONNECTED TO EXISTING FOUL
 SYSTEM.

REMOVE EXISTING DOOR
 AND FRAME AND FORM NEW
 OPENING AS SHOWN



HEAD AND JAMB
 DETAILS
 FOR NEW DOOR