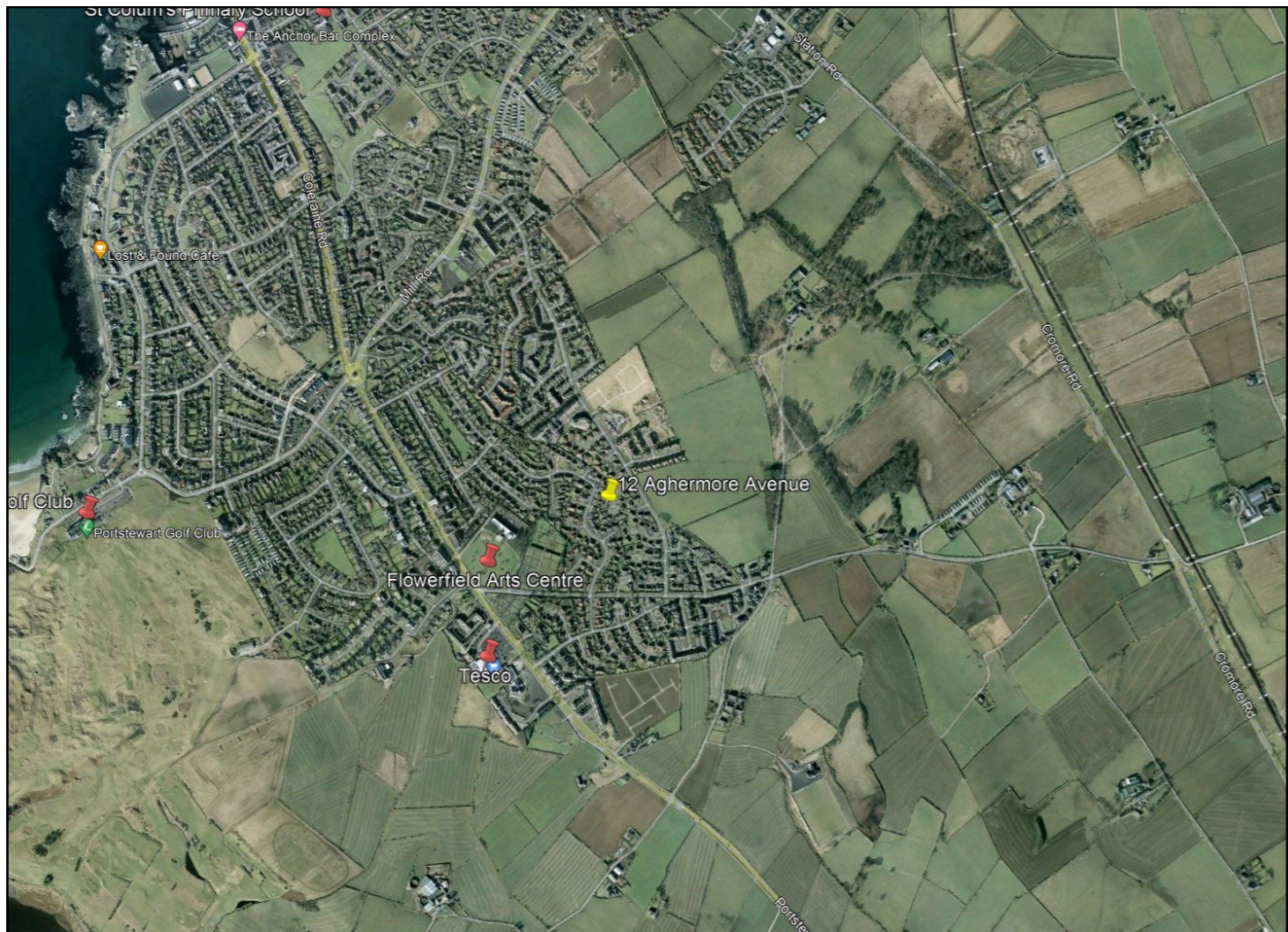




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

12 Aghermore Avenue
 BT55 7QT

Offers In The Region Of £249,950

028 7083 2000
 www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

A delightful 3 bedroom detached bungalow constructed in the late 1990's by well known local contractors McCloskey & O'Kane Ltd of Limavady. Well presented throughout, the bright and spacious accommodation should appeal to a wide range of purchasers and the bungalow is further complimented by the generous sized site and spacious rear garden with westerly aspect. Portstewart has many fine attractions to offer including the Strand beach, championship golf courses, a bustling Promenade with a wide range of shops and boutiques and excellent eating establishments. We anticipate early interest and therefore highly recommend early internal inspection.

Approaching Portstewart on the Coleraine Road turn right at Flowerfield Arts Centre onto Agherton Road. Take your third left onto Lissadell Avenue and fifth left into Aghermore Avenue. No. 12 will be the bungalow on the bottom right corner facing you.

ACCOMMODATION COMPRISES:

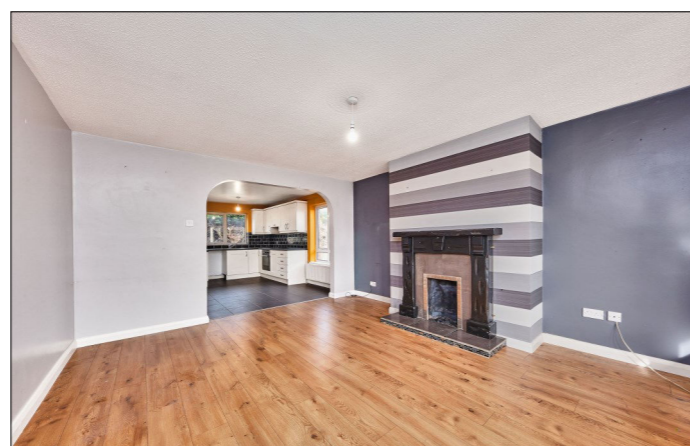
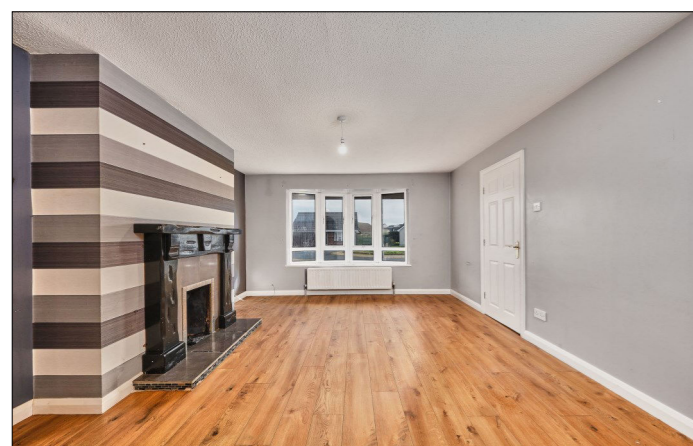
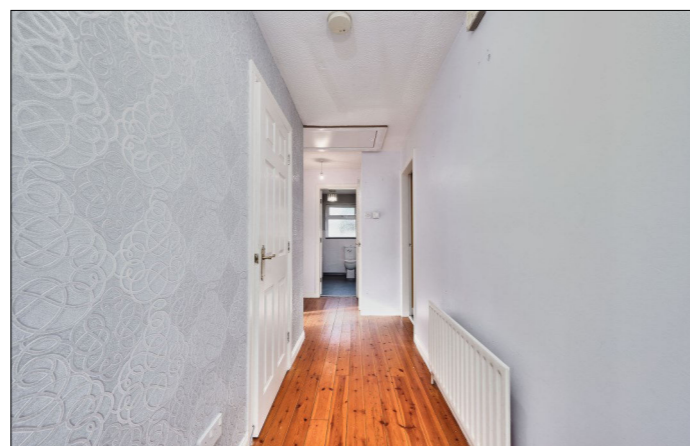
GROUND FLOOR:

Entrance Hall:

3'11 wide with storage cupboard, hot press, access to roof space and solid wood floor.

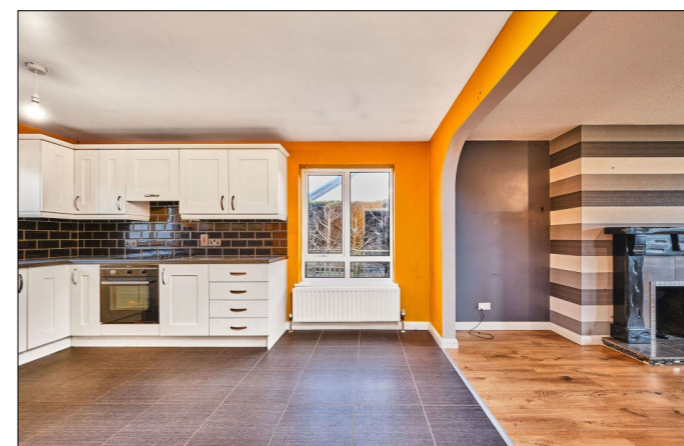
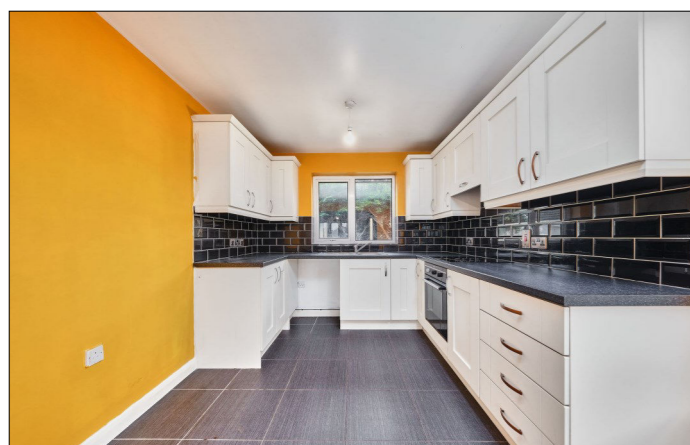
Lounge:

With wood surround fireplace with tiled inset and hearth and laminate wood floor. 13'0 max x 15'0



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated hob and oven with extractor fan above, space for fridge freezer, plumbed for automatic dishwasher, drawer bank and tiled floor. 14'3 x 12'2



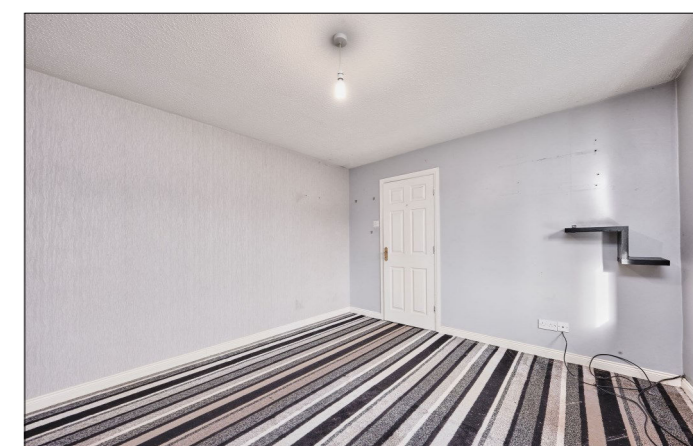
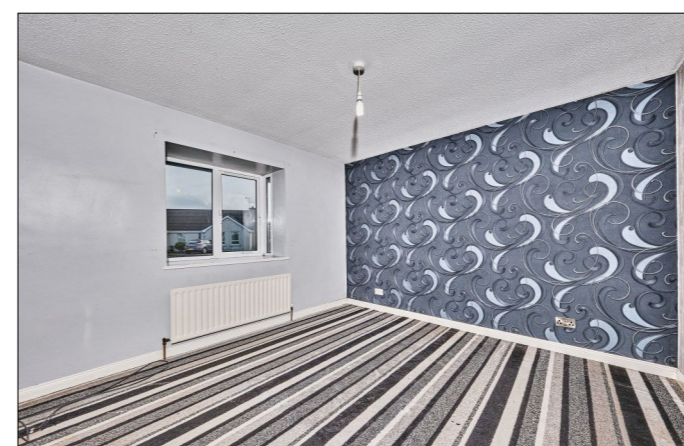
Utility Room:

With circular stainless steel sink unit, low level units, plumbed for automatic washing machine, space for tumble dryer, boiler and pedestrian door leading to rear garden. 8'0 x 4'11



Bedroom 1:

11'8 x 11'5



Bedroom 2:

With laminate wood floor. 11'2 x 7'10



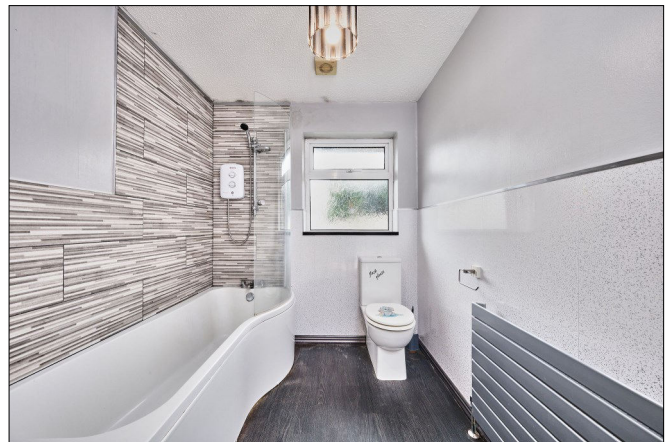
Bedroom 3:

With laminate wood floor. 9'5 x 8'7



Bathroom:

With white suite comprising w.c., wash hand basin with PVC cladded surround, bath with tiled surround with electric shower over, part PVC cladded walls and extractor fan.



EXTERIOR FEATURES:

Tarmac driveway leading to rear garden. Garden to front is laid in lawn with screened area. Garden to rear is laid in artificial grass. Lights to rear recessed in PVC fascia's. Light to front and side. Tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Detached Three Bed Bungalow
- ** Situated In A Quiet Cul De Sac

TENURE:

Freehold

CAPITAL VALUE:

£150,000 (Rates: £1395.75 p/a approx.)



