



# LAVERY MITCHELL

CHARTERED SURVEYORS,  
LETTING AGENTS &  
PROPERTY CONSULTANTS

Tel: 028 9557 5555

Email: [info@laverymitchell.com](mailto:info@laverymitchell.com)

[www.laverymitchell.com](http://www.laverymitchell.com)



## 7 Lissadell Grove , Portstewart, BT55 7FB Offers over £229,950

Introducing an exceptional 5-bedroom semi-detached chalet ideally situated just off the Mill Road in Portstewart.

Currently undergoing planning application for a proposed change of use from dwelling to HMO, presenting an opportunity for enhanced investment returns upon approval.

Currently approved by the tourist board for self-catering accommodation, and recently utilized as an Air B&B.

The property features a well-arranged layout across two floors. Upon entry, you're welcomed by a decorative hallway leading to a bright and spacious living room, complete with a fireplace and feature cast iron radiator. Adjacent to the main hallway are a shower room and cloakroom. Towards the rear, a contemporary kitchen floods with natural light through sliding patio doors, complemented by a convenient utility room. Additionally, a ground floor double bedroom provides versatile accommodation options.

Upstairs, four bedrooms await alongside a stylishly appointed main bathroom.

Outside, there is a tarmac drive to the front and side of the property, while the rear boasts a generously sized garden, perfect for outdoor entertainment.

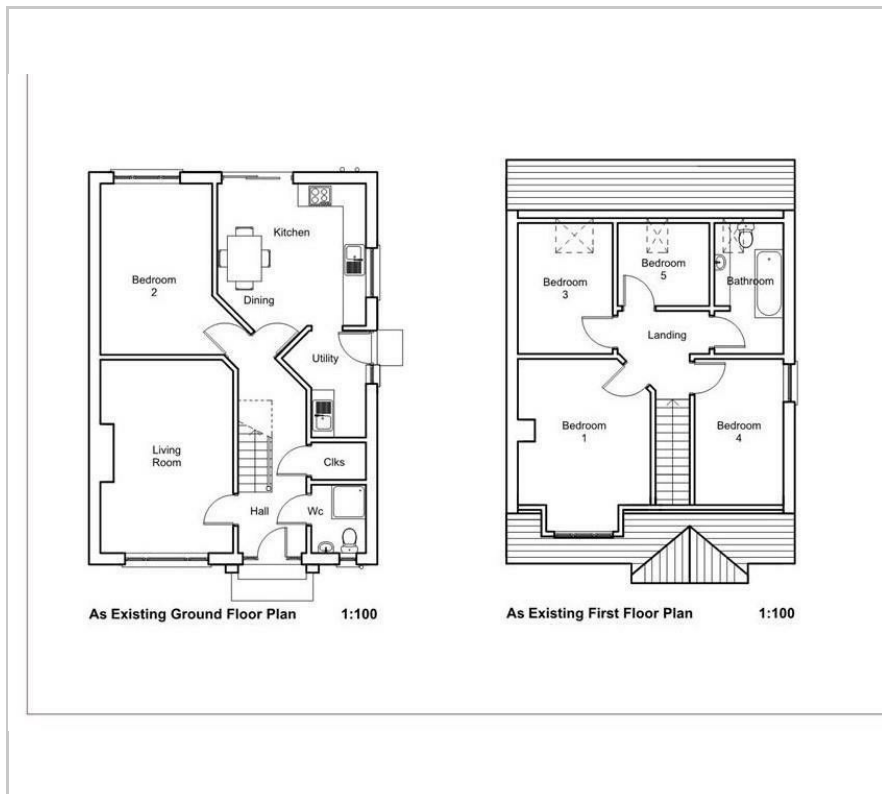
- Conveniently located 5-bedroom semi-detached chalet
- Under planning application for conversion to HMO.
- Currently mixed use as a residence & seasonal holiday let
- Spacious living room with fireplace.
- Contemporary kitchen with sliding patio doors and adjoining utility room.
- First floor features four bedrooms and a stylish main bathroom.
- Tarmac drive to the front & side of property
- Generously sized rear garden, ideal for outdoor entertainment.
- New Gas Central Heating with EPH Ember App smart phone controls.
- High pressure system with thermostatic showers

### Viewing

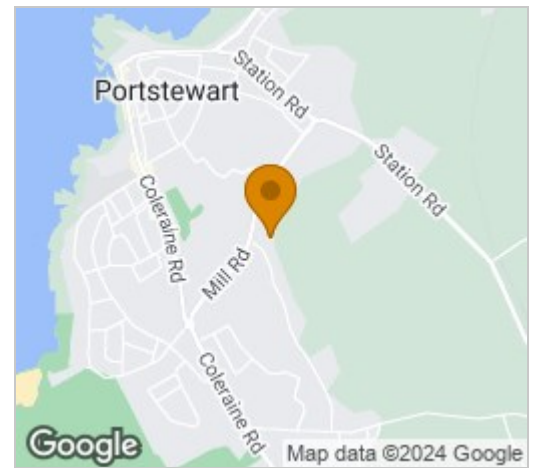
Please contact our Lavery Mitchell Office on 028 95 575555 if you wish to arrange a viewing appointment for this property or require further information.



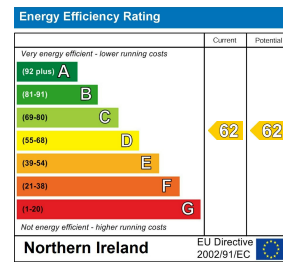
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wellington Park Business Centre, 3 Wellington Park, Belfast BT9 6DJ.  
 Unit C11 The Business Centre, 80-82 Rainey Street, Magherafelt, BT45 5AJ.  
 Tel: 028 95 575555 Email: info@laverymitchell.com www.laverymitchell.com