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**ARMSTRONG GORDON**



**ARMSTRONG GORDON**  
 & Company Limited  
 THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		

**PORTSTEWART**

**5 Meadow Gardens**

**BT55 7SS**

**Offers Over £265,000**

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A most delightful three bedroom detached bungalow located in a well established residential area of Portstewart. Internally the property offers well laid out living accommodation and is ideally suited as a family home but should appeal to a wide spectrum of potential purchasers. The property was constructed circa mid 1990's by MAM Developments and has been well maintained by the current vendors. Externally the property offers well manicured gardens which have also been well maintained over the years. With its great layout and location, it is clear this property offers a unique opportunity for those requiring a delightful family bungalow in a pleasant living environment.

Approaching Portstewart from Coleraine on the Station Road turn right into Meadow Park opposite Trolans Supervalu Filling Station. Take your first right again into Meadow Gardens and then first left. No 5 will be situated on your left hand side.

**ACCOMMODATION COMPRISES:**

**Open Entrance Porch:**

With tiled step, PVC panel ceiling with light.

**Entrance Hall:**

5'5 wide with dado rail, cloaks cupboard, hot press and access to roof space.



**Lounge:**

With mahogany surround fireplace with tiled inset and hearth. 16'9 x 12'1



**Kitchen / Dining:**

With single drainer stainless steel sink unit, range of high and low level units with tiling between, integrated stainless steel oven, ceramic hob and extractor fan above, space for fridge, corner shelving, breakfast bar drawer bank. 17'0 x 12'10



**Utility Room:**

With single drainer stainless steel sink unit, range of high and low level units with tiling between, plumbed for automatic washing machine, space for tumble dryer, boiler. 9'0 x 5'6



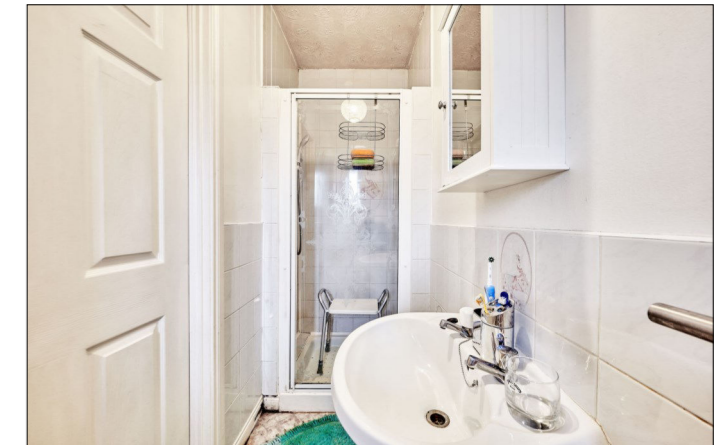
**Bedroom 1:**

With built in part mirrored slide robes. 12'0 x 10'5



**Ensuite:**

With w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, half tiled walls.



**Bedroom 2:**

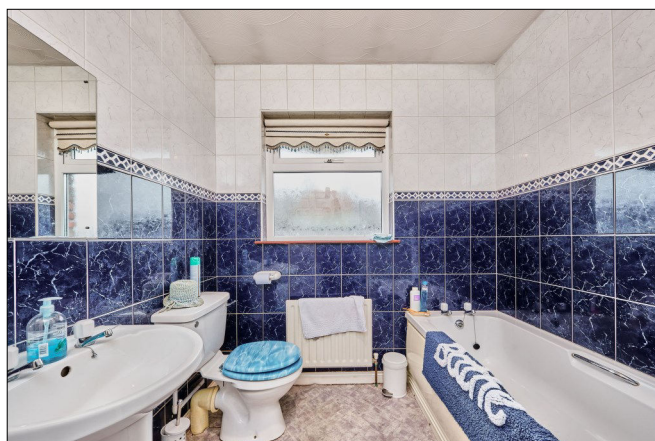
12'11 x 10'5

**Bedroom 3:**

13'4 x 9'0

**Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, fully tiled walls.

**EXTERIOR FEATURES:**

Tarmac driveway leading to detached garage 18'6 x 11'4 with light and power points, roller door, pedestrian door leading to rear garden which is laid in lawn and concrete path surrounding property. Summer house to rear. Light to front and side. Garden to front is laid in lawn.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Detached Garage
- \*\* Popular Residential Location

**TENURE:**

Freehold

**CAPITAL VALUE:**

£155,000 (Rates: £14452.28 p/a approx.)