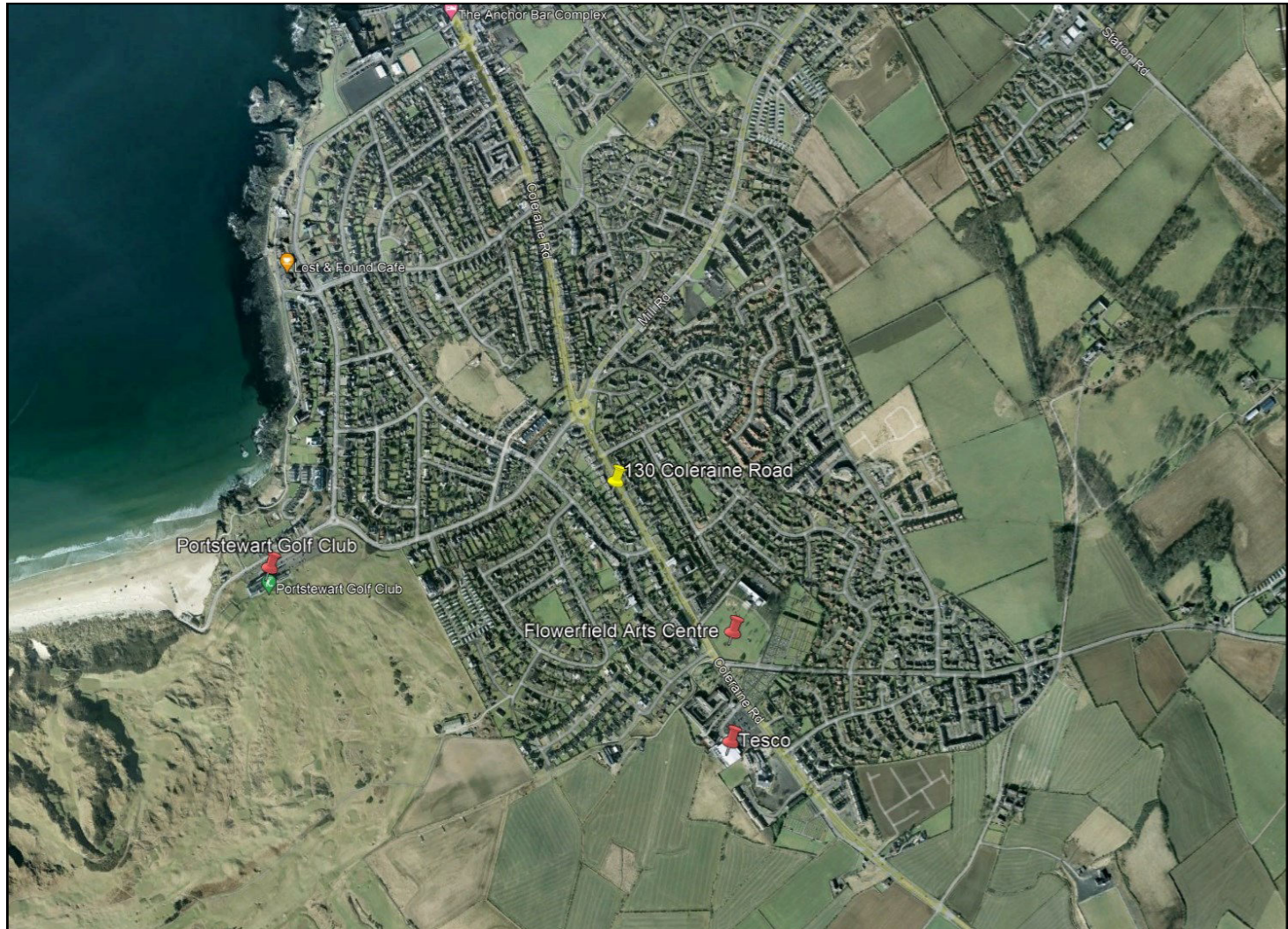




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**ARMSTRONG GORDON**



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

64 The Promenade Portstewart BT55 7AF  
 T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	35 F	
1-20	G		

**PORTSTEWART**

130 Coleraine Road

BT55 7NT

Offers Over £395,000

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Located on the main approach Road coming into Portstewart and within proximity to the Promenade, this three bedroom detached bungalow offers comfortable and pragmatic living accommodation throughout. Internally the property has been very well maintained and immaculately looked after by the current vendors and the property is in excellent order right through. Externally the property benefits from a mature and established south westerly facing rear garden. This very attractive home benefits from not only being close to most local amenities but also on its doorstep are scenic coast walks, award winning beaches and some of the finest eating establishments on the North Coast. This fine home is without doubt suited to a wide spectrum of potential purchasers looking for a home in this highly regarded part of the town. We highly recommend early internal appraisal at your earliest convenience to appreciate this very well maintained home.

Approaching Portstewart on the Coleraine Road, No. 130 will be located on your left hand side just after the Texaco filling station and entrance to Larkhill Road.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

6'0 wide with cloaks cupboard, access to roof space and solid wood floor.



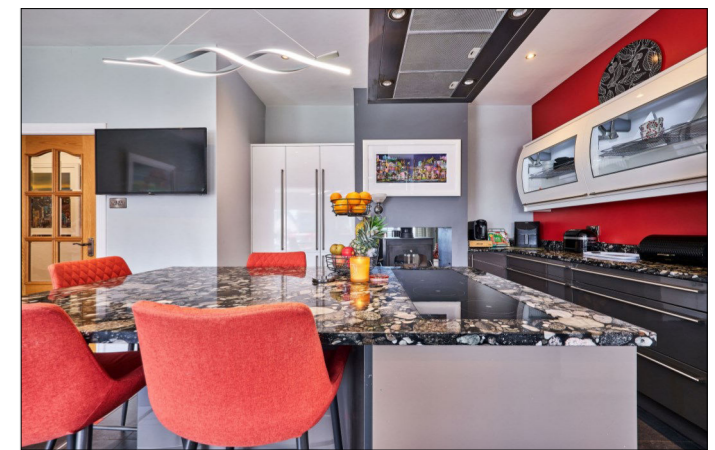
**Lounge:**

With recessed double sided multi burner, coving, feature dropped windows, solid wood floor and six glass panel door leading to hallway. 15'5 x 11'10



**Kitchen/Dining Area:**

With 'Franke' stainless steel sink unit set in granite worktops with granite upstands and sills, high and low level built in units, matching granite island with 'Neff' induction hob with stainless steel extractor fan above, drawer banks, storage and seating for five people. Double eye level 'Neff' ovens, integrated dishwasher, integrated tall fridge, saucepan drawers, drawer bank, pull out larder broom cupboard, illuminated glass display cabinets and under unit lighting, recessed double sided multi burner, recessed lighting, tiled floor and pedestrian door leading to rear porch. 18'7 x 16'0



**Sun Room:**

With tiled floor and views across Atlantic Ocean and Donegal Headlands. 8'9 x 8'8

**Rear Porch:**

2'6 wide with tiled floor and access to integral garage.

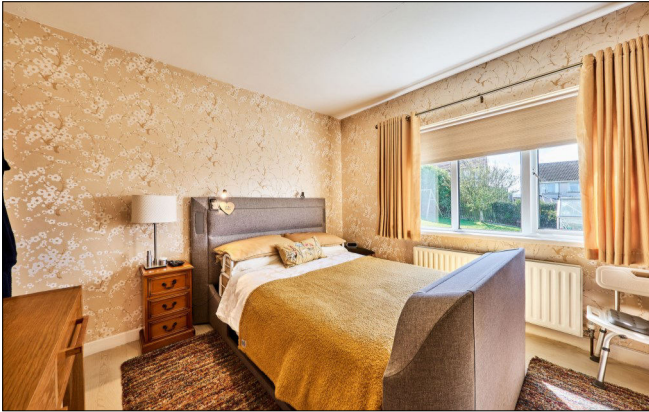


**Shower Room:**

With white suite comprising w.c., wash hand basin with storage below, PVC clad large walk in shower cubicle with electric shower, vertical heated towel rail, PVC sheeted ceiling, fully PVC clad walls, extractor fan and tiled floor.

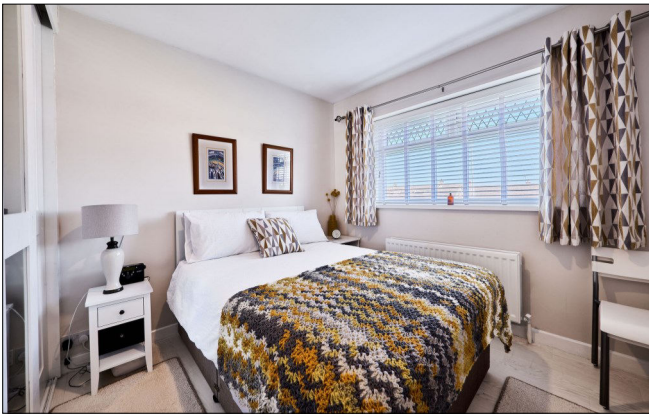
**Bedroom 1:**

With full wall, part mirrored slide robes and recessed lighting. 12'2 x 10'1



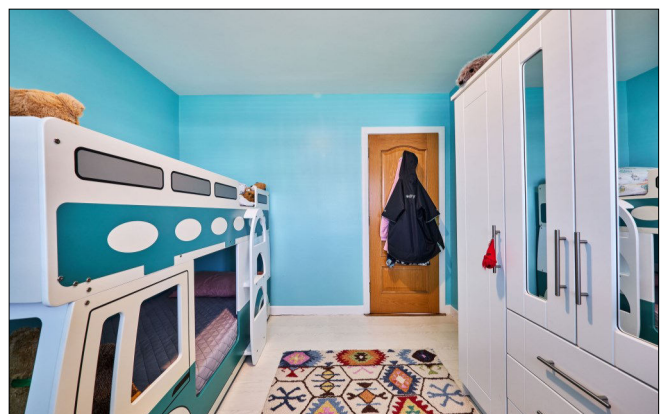
**Bedroom 2:**

With part mirrored slide robes and recessed lighting. 10'3 x 9'6



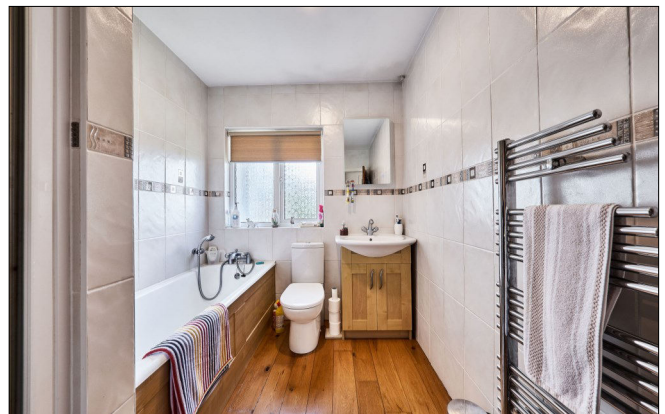
**Bedroom 3:**

With recessed lighting. 10'2 x 9'9



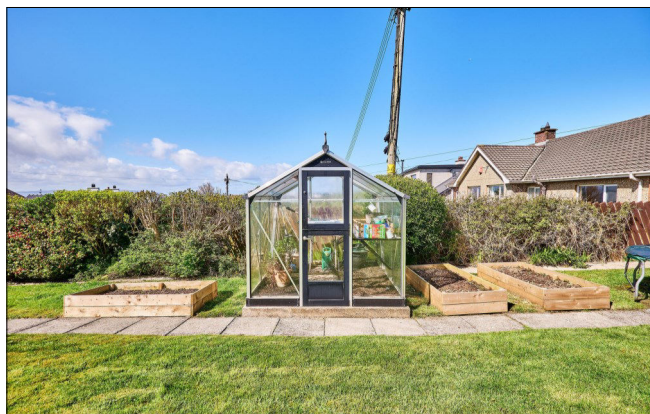
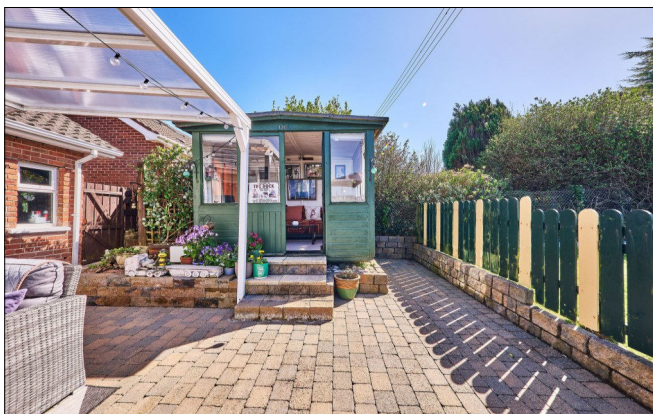
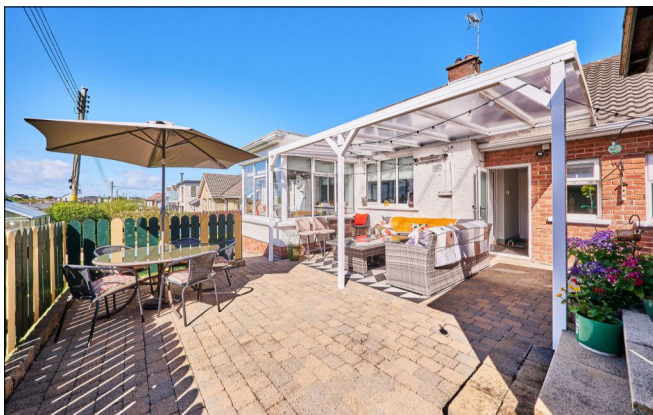
**Bathroom:**

With white suite comprising w.c., wash hand basin with storage below, illuminated mirror above, large walk in shower cubicle with mains shower, telephone hand shower over bath, heated towel rail, fully tiled walls, recessed lighting, extractor fan and solid wood floor.



### **EXTERIOR FEATURES:**

Garden to rear is laid in lawn and fenced in with extensive paved patio area with PVC conservatory with views across Atlantic Ocean and Donegal Headlands. Selection of hedging, trees and shrubbery. **Garage** 15'9 x 9'9 with up and over door with single drainer stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, space for fridge freezer, boiler and pedestrian door leading to rear porch. **Summer House** 8'10 x 7'10 with light and power points. Greenhouses to rear. Light to front and rear. Two taps to rear. Garden to front is laid in lawn with driveway to side.



### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Integral Garage
- \*\* Seaview's Across Atlantic Ocean & Donegal Headlands

### **TENURE:**

Leasehold (Ground Rent: £20.00 p/a)

### **CAPITAL VALUE:**

£165,000 (Rates: £1535.33 p/a approx.)

