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

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	56 D	61 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

57 Cappagh Grove
 BT55 7SU
 Offers Over £369,500

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A very impressive five bedroom detached chalet bungalow situated in one of Portstewart's most popular residential areas. The property itself offers an abundance of accommodation with bright and spacious rooms throughout. Offering plenty of space for a young family. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of local amenities including shops, schools, churches, restaurants, bars and coffee houses. This highly desirable property will appeal to those seeking family living in a very relaxed and comfortable living environment. With so many quality attributes on offer, we highly recommend early internal appraisal to appreciate all this fantastic home has to offer.

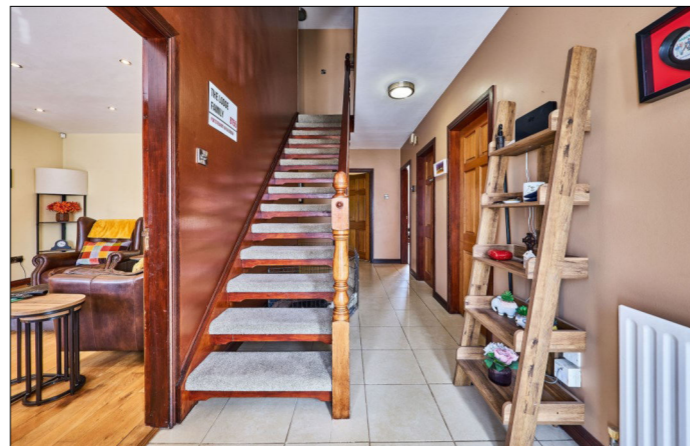
Leaving Portstewart on the Coleraine Road take your first left after Flowerfield Arts Centre onto the Agherton Road. Take your first left into Cappagh Grove and No. 57 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'6 wide with tiled floor, walk in cloaks cupboard and Hive central heating control.

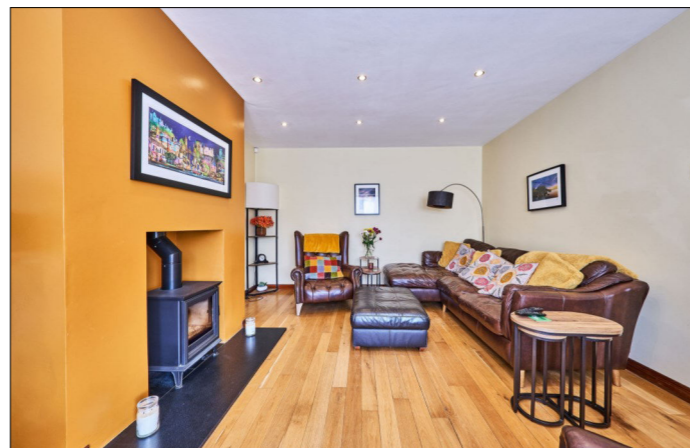


Separate W.C.:

With wash hand basin, tiled splash back, w.c., with tiled surround, recessed lighting and tiled floor.

Lounge:

With recessed wood burning stove set on tiled hearth, recessed light, dimmer control panel, solid wood floor. 17'2 x 12'2



Dining Room:

With recess for open fire, recessed light, solid wood floor, PVC French doors leading to rear Garden. 15'4 x 11'4



Kitchen:

With 'Blanco' stainless steel single drainer sink unit, set in island unit with cupboards and saucepan drawers below and breakfast bar. Range of high and low level units with tiling between, integrated ceramic hob with extractor fan above, two eye level ovens, integrated dishwasher, additional saucepan drawers, two larger cupboards with pull out drawers, tiled floor. 14'6 x 11'9



Utility Room:

With single drainer stainless steel sink unit, high and low level units with tiling between, plumbed for automatic washing machine and tumble dryer, space for American style fridge/freezer, recessed light, tiled floor, half PVC clad walls, pedestrian door to side garden and door to integral garage. 11'10 x 6'3



Bedroom 5 / Playroom:

With recessed light and solid wood floor. 11'9 x 9'9



Bedroom 6 / Office:

With recessed lighting and solid wood floor. 11'8 x 11'4



FIRST FLOOR:

Landing:

With access to boarded storage in eaves and access to roof space.



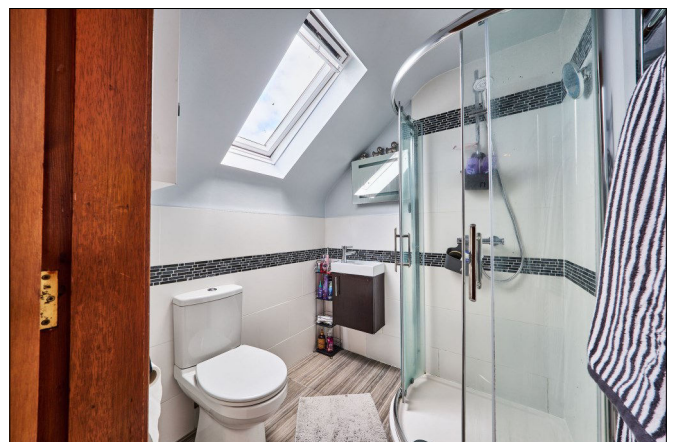
Bedroom 1:

With recessed light and built in furniture comprising three double wardrobes and one single wardrobe. 20'7 x 10'8



Ensuite:

With wc., wash hand basin, fully tiled walk in shower cubicle with mains shower, heated towel rail, half tiled walls, 'Velux' window, extractor fan and tiled floor.



Bedroom 2:

With recessed lighting. 13'5 x 13'5



Bedroom 3:

With recessed lighting, 'Velux' window and access to boarded storage in eaves. 11'5 x 11'0



Bedroom 4:

With recessed lighting. 11'5 x 12'2



Bathroom:

With white suite comprising w.c., feature wash hand basin with storage below, fully tiled walk in shower cubicle with mains shower, 'Jacuzzi' style bath with tiled panel, recessed shelving, heated towel rail, 'Velux' window, fully tiled walls, recessed light, extractor fan and tiled floor.



EXTERIOR FEATURES:

With extensive brick paviour parking area to front, suitable for multiple cars, leading to integral garage.

Garden to rear and side is fully enclosed. Garden to rear has large paved patio area with additional paviour area. Garden to side is laid in lawn. Light to front and rear. Shed to rear. Additional garden area to side benefits from artificial grass and is fully enclosed with concrete patio surrounding property. Boiler and tap to side.





SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Popular Residential Area

TENURE:

Freehold

CAPITAL VALUE:

£235,000 (Rates: £2,303.94 p/a approx.)

