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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		70 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**PORTSTEWART**

**42 Upper Heathmount**

**BT55 7AL**

**Offers Over £195,000**

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This is a charming two bedroom end-terrace house located in the heart of Portstewart which possesses that all important feeling of warmth and character. This superb home should meet the needs of a wide and varied range of potential purchasers. Well presented throughout and in great order, there are many fine features including spacious kitchen and garden room whilst still retaining much character and charm. Centrally located, the property also benefits from being situated to most, if not all local amenities including shops, schools, churches and all main bus routes into Coleraine and Portrush. Early inspection is highly recommended of this most delightful and conveniently located property.

On leaving the Promenade on the Coleraine side, take your first left opposite the town hall onto Church Pass and left again onto Church Street. Take your second right onto Enfield Street and then first left onto Upper Heathmount. No 42 will be located on your right hand side next door to Heathmount Gospel Hall.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

6'0 wide with under stairs storage, recessed shelving and tiled floor.

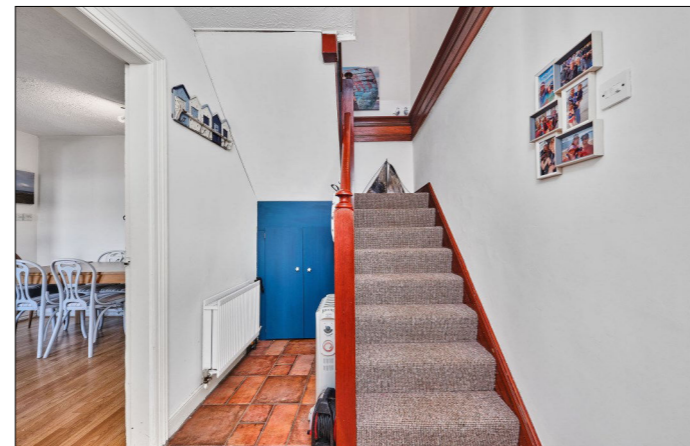


**Kitchen/Dining Area:**

21'7 x 9'2

**Kitchen Area:**

With single drainer stainless steel sink unit, range of high and low level units with tiling between, integrated gas hob, stainless steel oven with stainless steel extractor fan above, integrated fridge, plumbed for dishwasher and automatic washing machine, gas boiler and tiled floor.



**Shower Room:**

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



**Dining Area:**

With recessed shelving and laminate wood floor.



**Lounge:**

With Donegal stone surround fireplace with hearth and TV shelf, recessed shelving, cornicing and centre piece. 12'7 x 10'11



**FIRST FLOOR:**

**Landing:**

With picture rail and access to a floored attic room, via a loft ladder, the space benefits from a Velux window offering a view of Portstewart Strand.

**Bedroom 1:**

With built in furniture comprising two single wardrobes and over head storage. 11'4 x 10'11



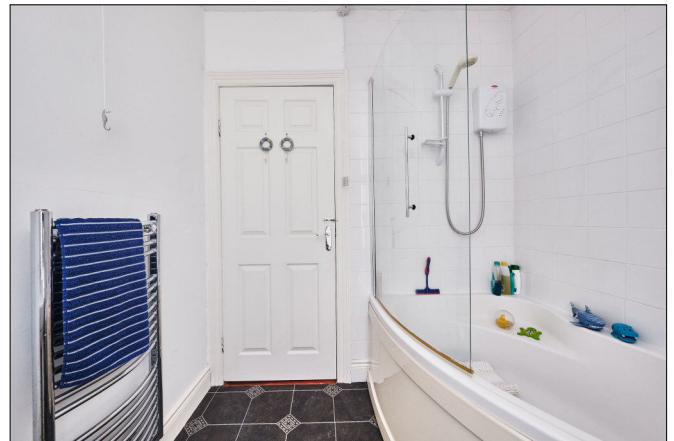
**Bedroom 2:**

With built in cupboard. 10'5 x 9'2



**Bathroom:**

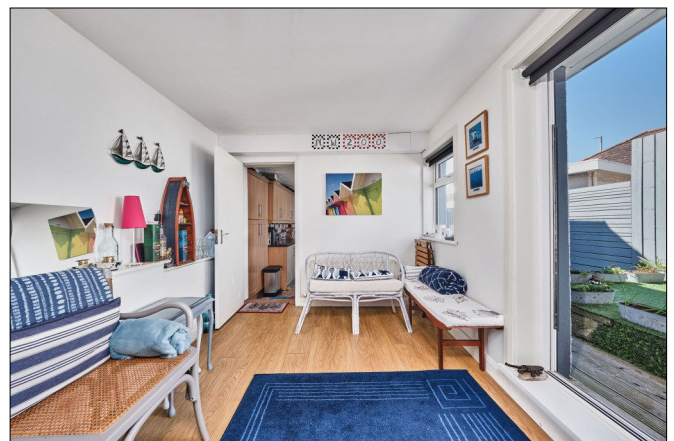
With white suite comprising w.c., wash hand basin with tiled splashback, electric shower over corner bath, part tiled walls and heated towel rail.



**EXTERIOR FEATURES:**

Tiled steps leading to paved patio area surrounding front and side of property.

Garden to rear is fully enclosed with slate steps leading to raised area with partial decking leading to sun room 16'0 x 9'10 with sliding PVC patio doors, light and power points and door leading to kitchen. Lights to front and rear.





**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Town Centre Location
- \*\* Good Decorative Order

**TENURE:**

To Be Confirmed

**CAPITAL VALUE:**

£105,000 (Rates: £1,029.42 p/a approx.)

