

**For Sale**

Apt 49 Mullaghacall Road, Portstewart, BT55 7EG

Offers Over **£145,000**



**Property Overview**

- Ground floor apartment
- 2 Bedrooms, 1 Reception Room
- Electric heating
- Wooden framed double glazed windows
- Close to town centre location only a short walk from the Promenade
- Close to shops and restaurants
- Fully enclosed rear garden
- Private driveway
- Rates: The assessment for the year 2024/2025 is £710.79
- EPC Rating - E41

Apt 49 Mullaghacall Road, Portstewart BT55 7EG



**Entrance Hall:**

With wooden effect flooring, wooden entrance door.

**Lounge:**

4.4m x 3.54m (14' 5" x 11' 7") with television point and internet point.



Apt 49 Mullaghacall Road, Portstewart BT55 7EG

**Kitchen / Dining Area:**

4.19m x 3.28m (13' 9" x 10' 9") (max) with eye and low level units, tiled between, single basin stainless steel sink unit with drainer, integrated extractor fan, wooden effect laminate floor, space for free standing oven & hob, space for free standing fridge / freezer, rear access door leading to rear garden.



Apt 49 Mullaghacall Road, Portstewart BT55 7EG

**Rear Inner Hall:**

Storage cupboards.

**Bedroom (1):**

3.4m x 2.8m (11' 2" x 9' 2") with built in wardrobe, uPVC door leading to rear.



**Bedroom (2):**

2.8m x 2.17m (9' 2" x 7' 1") (max) with built in storage closet.



Apt 49 Mullaghacall Road, Portstewart BT55 7EG

**Shower Room:**

Comprising w.c. and wash hand basin with PVC panel splash back, fully PVC panelled shower cubicle with Mira electric shower system.



**EXTERIOR FEATURES**

Front garden laid in lawn with assortment of small bushes. Paved private driveway. Shared access walkway to rear garden with pedestrian gated access. Fully enclosed rear garden laid in lawn with paved pathway, raised wooden decking, raised flower bed with assortment of plants, trees and shrubbery. Pedestrian gate access to rear walkway.

All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.



Apt 49 Mullaghacall Road, Portstewart BT55 7EG

## FLOOR PLANS



GROUND FLOOR

**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

## Apt 49 Mullaghacall Road, Portstewart BT55 7EG

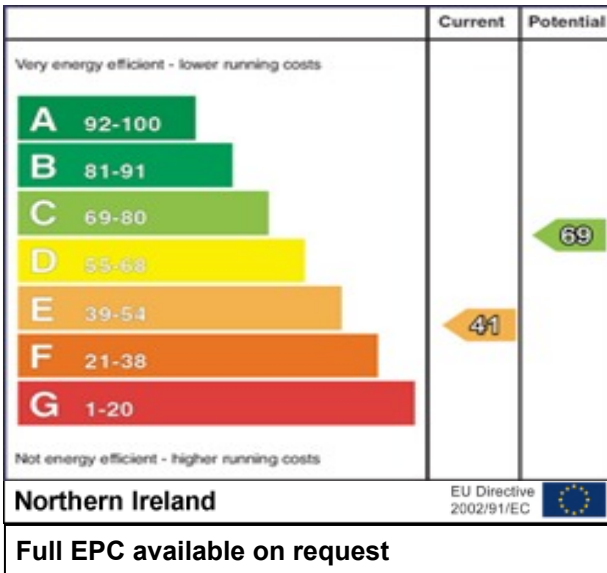


### Property Location:

Upon exiting Portstewart promenade turn left at the mini roundabout onto church street. Turn right onto lever road and take the first right after the primary school onto Mullaghacall Road. Follow the road and Apt 49 Mullaghacall Road will be the second to last property on your left hand side.

Apt 49 Mullaghacall Road, Portstewart BT55 7EG

**Energy Efficiency Rating**



**OFFICE OPENING HOURS**

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

**WEBSITE AND E-MAIL**

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**  
 PST1484 190424/MH

**OUR OFFICE LOCATION**





# Think

## FINANCIAL SERVICES

*by Clare*

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7083 2233 / 07739 707 078

Think Financial Services is an Appointed Representative of PRIMIS Mortgage Network. PRIMIS Mortgage Network is a trading name of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.