



9A WEST PARK, PORTSTEWART



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £415,000

9A WEST PARK, PORTSTEWART

This contemporary semi detached home offers spacious living accommodation and is situated within the heart of Portstewart, only a short walk from the bustling Promenade, Portstewart Golf Club and Portstewart Strand. The luxurious property is finished to a high specification throughout and has been meticulously maintained by the current owners and even benefits from partial sea views; the low maintenance exterior would suit a variety of purchasers whether it be for a forever home or holiday home.

FEATURES

- Double glazing in wood effect PVC frames.
- Oil fired central heating system.
- American Cherry interior doors.
- Beam vacuum system.
- South facing balcony with partial sea views.
- Excellent location within short walk of the town.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,666.68

ANNUAL SERVICE CHARGE: £0

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE HALL

7.75 m x 1.23 m (25'5" x 4'0")

Porcelain tiled floor; spot lighting; oak staircase; large shelved hot press; Beam vacuum point.

BEDROOM 1

5.07 m x 3.01 m (16'8" x 9'11")

Double bedroom with sliding patio doors to the rear; extensive range of fitted furniture with integrated lighting; spot lighting.

ENSUITE

1.07 m x 2.81 m (3'6" x 9'3")

Large tiled shower cubicle; wall mounted toilet & wash hand basin; chrome towel radiator; part tiled walls; tiled floor; motion activated spot

BEDROOM 2

4.07 m x 3.02 m (13'4" x 9'11")

Double bedroom with sliding patio door to the front; spot lighting.

UTILITY ROOM

2.99 m x 2.34 m (9'10" x 7'8")

Range of fitted units; laminate work surfaces; stainless steel sink unit; plumbed for washing machine; space for dryer; tiled floor; door to the rear; spot lighting.

DOWNSTAIRS WC

1.90 m x 0.87 m (6'3" x 2'10")

Toilet; wash hand basin; chrome towel radiator; tiled floor; motion activated spot lighting; extractor fan.

FIRST FLOOR

LANDING

Tiled floor; spot lighting; Beam vacuum point.

OPEN PLAN KITCHEN, LIVING & DINING

KITCHEN AREA

4.15 m x 4.22 m (13'7" x 13'10")

Luxury kitchen with range of contemporary units; Corian work surfaces with recess sink and drainer; Integrated Smeg appliances to include under counter fridge & freezer; fitted oven & microwave, electric hob with extractor unit over & dishwasher; breakfast bar with seating & pendant lighting; curved glass brick feature wall; porcelain tiled floor; Velux window with integrated blind; Beam vacuum pan; spot lighting.

LIVING AREA

3.71 m x 4.22 m (12'2" x 13'10")

Wall mounted remote controlled electric fire; spot lighting; feature glazing overlooking the stair well; Velux window with integrated blind; sliding patio door leading to the front balcony.

BEDROOM 3

3.43 m x 3.22 m (11'3" x 10'7")

Double bedroom to the rear; sliding patio door to Juliet balcony; spot lighting; Velux window with integrated blind.

BATHROOM

2.15 m x 2.05 m (7'1" x 6'9")

Panel bath with shower over; toilet; wall mounted wash hand basin; chrome towel radiator; tiled floor; fully tiled walls; motion activated spot lighting; extractor fan; Velux window.

EXTERIOR

GARDEN ROOM

2.50 m x 2.98 m (8'2" x 9'9")

Insulated timber garden room; vinyl flooring; power & light.

STORE

2.50 m x 1.40 m (8'2" x 4'7")

Power & light.

OUTSIDE FEATURES

- South facing balcony with partial sea views.
- Fully enclosed pavilion brick patio area to the rear.
- Pavillion brick driveway to the front.
- External power points.
- Fenced oil tank and boiler area.
- Featured exterior lighting and tap.

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