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ARMSTRONG GORDON



ARMSTRONG GORDON
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 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	58 D	64 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

49 Meadow Park

BT55 7ST

Offers Over £329,500

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An exceptional three bedroom detached bungalow extending to approximately 1250 sq ft approx. of internal living space in a cul de sac location and offering extremely deceptive spacious living accommodation throughout. Internally the property is both flexible and versatile with well proportioned rooms and benefits from a major renovation incorporating new kitchen, bathroom, ensuite, tiling and flooring. There is clearly an exceptionally large emphasis on bright and spacious accommodation with every attention paid to detail. Externally, the property has the added benefit of being situated on a generously proportioned south westerly facing rear garden which has been landscaped and well maintained by the current vendor. This property would be an ideal opportunity for those wishing to acquire a luxurious family home in this highly popular and well established residential living environment.

Approaching Portstewart from Coleraine on the Station Road, turn right opposite Trolans Filling Station. As you drive in proceed to the top of the T-junction and turn left. Follow the road all the way round and No. 49 will be situated on the corner on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5'6 wide with high grade laminate wood floor, hot press, cloaks cupboard and access to roof space with ladder access. Currently used as an office space, fully floored with power points, lights, skylight windows and pull down ladder.



Lounge:

With marble fireplace with cast iron inset and tiled hearth, high grade laminate wood floor. 16'4 x 11'11



Kitchen/Dining:

With bowl and a half Blanco single drainer stainless steel sink unit with 'Quooker' tap, high and low level units with 'Deckton' worktops, upstands and sills, integrated 'Neff' induction hob, extractor fan, double eye level oven, dishwasher, fridge freezer, part glass display cabinets, matching 'Deckton' island unit having breakfast bar and storage including saucepan drawers below. Rose woodgrain PVC French doors leading to rear. 17'1 x 11'10



Utility Room:

With single drainer stainless steel sink unit, range of high and low level units with tiling between, plumbed for automatic washing machine, space for tumble dryer, recessed light, tiled floor, additional double cupboard housing plugs for Hoover, space for ironing board and additional cloaks cupboard storage. 8'11 x 5'10

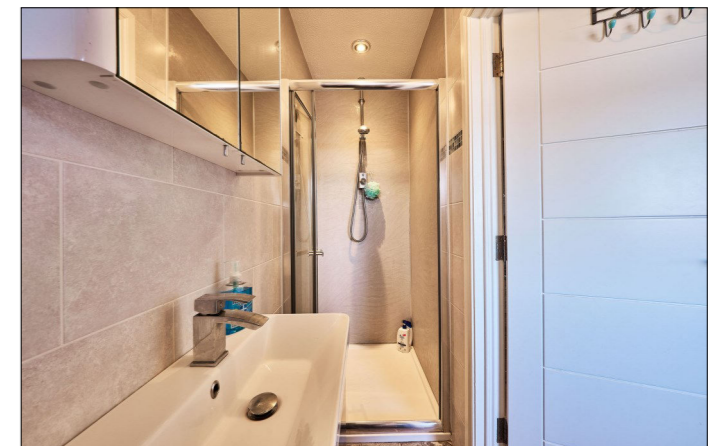


Bedroom 1:

With high grade laminate wood floor. 12'5 x 10'8

Ensuite:

With w.c., wash hand basin, full PVC clad walk in shower cubicle with power shower, heated towel rail, fully tiled walls, extractor fan and tiled floor.



Bedroom 2:

With laminate wood floor. 11'8 x 10'8



Bedroom 3:

With laminate wood floor. 10'8 x 9'6



Shower Room:

With white suite comprising w.c., wash hand basin with storage below, PVC clad walk in shower cubicle with 'Mira Sport' electric shower, heated towel rail, recessed light, fully tiled walls, extractor fan and tiled floor.



EXTERIOR FEATURES:

Tarmac driveway leading to detached garage 15'6 x 10'9 with roller door, pedestrian door, light and power points. Extensive tarmac parking area for several cars leading to open porch with feature pillars.



EXTERIOR FEATURES CONTINUED:

Garden to rear is fully enclosed and laid in lawn with large paved patio area and selection of shrubs, plants and trees. Exterior lights recessed in PVC fascia to front side and rear. Exterior electric sockets, tap and side are located to side of property.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Rosewood PVC Double Glazed Windows
- ** Detached Garage
- ** Landscaped South Westerly Facing Rear Garden



TENURE:

Freehold

CAPITAL VALUE:

£155,000 (Rates: £1519.62 p/a approx.)