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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		61 D
39-54	E	47 E	
21-38	F		
1-20	G		

PORTSTEWART

14 Movilla Gardens

BT55 7BF

Offers Over £275,000

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A delightful three bedroom detached bungalow offering well laid out accommodation throughout. Internally the property offers compact and versatile space. Externally the bungalow benefits from established gardens to front and rear. This fine home will appeal to those wishing to acquire a property in this beautiful part of the North Coast. Within easy convenience to a host of local amenities, this delightful home will appeal to a wide spectrum of potential purchasers and therefore highly recommend early internal appraisal.

Approaching Portstewart from Coleraine on the Station Road, take your first right after the Mill Road roundabout onto Culdaff Road. Take your next right into Movilla Road and the next left into Movilla Gardens. No 14 will be located on your right hand side.

ACCOMMODATION COMPRISES:

Entrance Porch:

4'11 wide with glass door and glass side panels.

Entrance Hall:

4'11 wide with frosted glass panel door with side frosted panels, cloaks cupboard, additional cloaks cupboard and large hot press.



Lounge:

With Mahogany surround fireplace with cast iron and tiled inset, tiled hearth with gas fire and corning. 18'7 x 11'11



Dining Room:

With PVC woodgrain French doors leading to rear garden. Open archway leading to Kitchen. 13'10 x 9'5



Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between and under unit lighting, space for cooker, extractor fan above, integrated fridge, glass display cabinet and saucepan drawers. 11'11 x 9'10



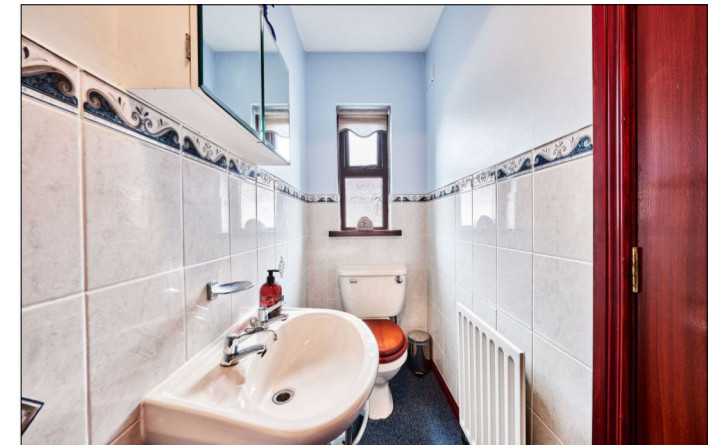
Utility Room:

With single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine and dishwasher, space for tumble dryer and pedestrian door leading to integral garage. 11'5 x 4'11

Bedroom 1:

With built in furniture comprising of two single wardrobes and overhead storage. 11'0 x 10'9

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower and half tiled walls.



Bedroom 2:

With built in furniture comprising of one double and one single wardrobe. 13'4 x 9'0



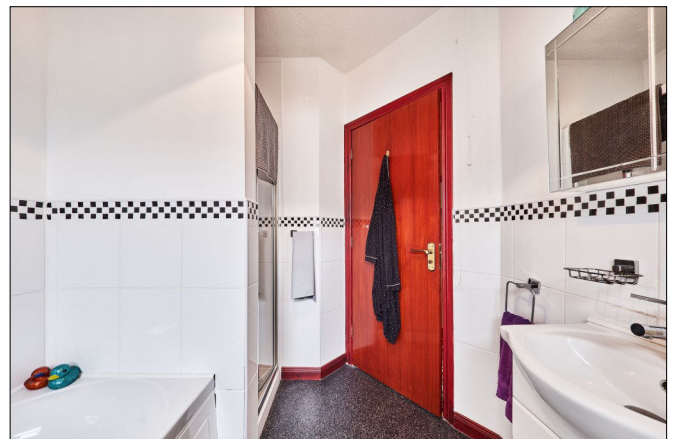
Bedroom 3:

With built in furniture comprising of two double wardrobes, dressing table with chest of drawers below and over head storage. 12'6 x 9'10



Bathroom:

With white suite comprising w.c., wash hand basin with storage below, fully tiled walk in shower cubicle with electric shower and half tiled walls.



EXTERIOR FEATURES:

Garden to rear is fenced in with paviour patio area with screened area with selection of established shrubbery, trees and plants. Light to front and rear. Tap to rear.



SPECIAL FEATURES:

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

TENURE:

TBC

CAPITAL VALUE:

£175,000 (Rates: £1715.70 p/a approx.)

