



**Fitzgerald Financial Solutions**  
 Mortgage & Protection Advice  
 Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover  
 Income Protection - Buildings, Contents & Landlord Insurance  
 Medical Insurance

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 ]

64 The Promenade Portstewart BT55 7AF  
 T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

**PORTSTEWART**

13 Parklea

BT55 7HA

Offers Over £169,500

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000  
 www.armstronggordon.com



A delightful three bedroom end-terrace house located in a popular affordable residential area of Portstewart and offering compact and practical living space. Internally the property offers three first floor bedrooms with spacious lounge and kitchen area downstairs. Externally the property benefits from a fully enclosed rear garden and the corner site is of generous proportion. The property itself is ideal for a first time buyer or indeed a young family. The property also has the additional benefit of being situated within proximity to two excellent primary schools, churches, doctors surgery and of course the Promenade with its excellent array of shops, bars, restaurants and coffee houses.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto the Diamond. Take your first right onto Lever Road and then second left into Parklea. No 13 will be located on the corner on your left hand side before the green.

**ACCOMMODATION COMPRISES:**

**Entrance Hall:**

5'2 wide with laminate wood floor.



**Lounge:**

With stone surround fireplace and tiled hearth, ceiling coving, laminate wood floor, glass blocks to side of door opening to dining area. 15'0 x 10'8

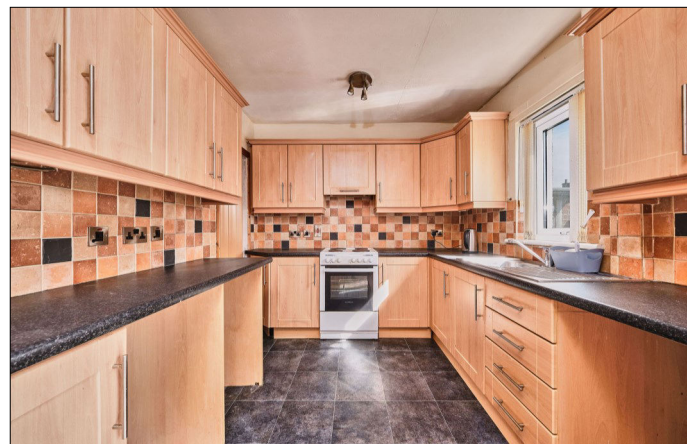


**Kitchen / Dining Area:**

15'10 x 8'11

**Kitchen Area:**

With single drainer stainless steel sink unit, range of high and low level units with tiling between, space for cooker with extractor fan above, space for fridge and freezer, plumbed for automatic washing machine, drawer bank, hot press, tiled floor.



**Dining Area:**

With laminate wood floor, PCV French doors leading to rear Garden.



**FIRST FLOOR:**

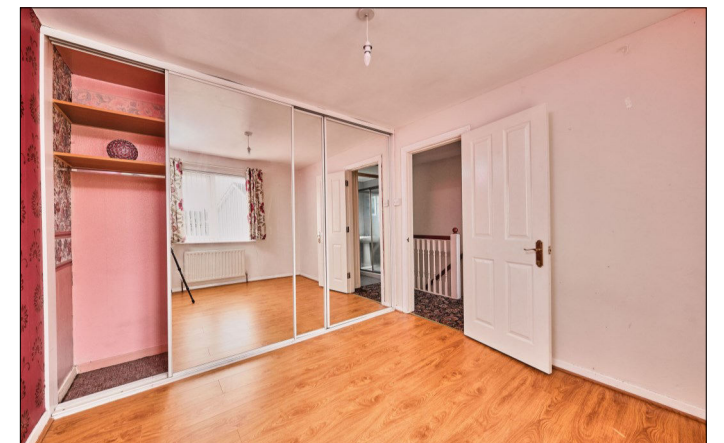
**Landing:**

With access to roof space.



**Bedroom 1:**

With mirrored slide robes and laminate wood floor. 9'9 x 9'8





### Bedroom 2:

With laminate wood floor. 12'1 x 7'8



### Bedroom 3:

With built in wardrobe and laminate wood floor. 9'1 x 7'5



### Shower Room:

With w.c., wash hand basin, PVC clad walk in shower cubicle with electric shower, part tiled walls, extractor fan.



### EXTERIOR FEATURES:

Garden to front is Fully enclosed and laid in lawn with plants shrubbery and trees including palms.

Garden to rear is fully enclosed, laid in lawn and has a paved patio area. Established shrubs and trees. Light to front and rear. Boiler house and store room. Tap to rear.





**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Town Centre Location
- \*\* Ideal For First Time Buyer

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£80,000 (Rates: £784.32)