



2 GORTNEE DRIVE, PORTBALLINTRAE



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		
(39-54)	E	44	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £265,000

2 GORTNEE DRIVE, PORTBALLINTRAЕ

This spacious detached bungalow is situated in an excellent position within Portballintrae. Gortnee Drive is a quiet development located in the centre of this popular seaside village. The property comprises 3 double bedrooms (1 with ensuite), dining kitchen, spacious lounge and bathroom.

FEATURES

- Oil fired central heating system.
- Double glazed windows throughout.
- Patio garden to the side.
- Private car parking plus garage.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,568.64

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF

T: 028 7083 5444

E: portstewart@philiptweedie.com

W: www.philiptweedie.com

ACCOMMODATION

ENTRANCE HALL

Vinyl flooring; shelved hot press; access to roof space.

LOUNGE

4.89 m x 3.57 m (16'1" x 11'9")

Cast iron fireplace; wood surround; tiled hearth; vinyl floor.

KITCHEN WITH DINING

3.28 m x 5.42 m (10'9" x 17'9")

Range of fitted units; laminate work surfaces; stainless steel sink unit; Electric hob & oven with extractor over; space for fridge freezer; plumbed for dishwasher; vinyl floor; door to rear.

UTILITY ROOM

2.55 m x 3.47 m (8'4" x 11'5")

Range of fitted units; laminate work surfaces; stainless steel sink unit; plumbed for washing machine; space for dryer; vinyl floor; boiler; access to garage.

BEDROOM 1

3.28 m x 2.98 m (10'9" x 9'9")

Double bedroom to the rear; vinyl floor.

ENSUITE

0.88 m x 1.89 m (2'11" x 6'2")

Panel shower cubicle with electric shower; toilet; wash hand basin; tiled floor.

BEDROOM 2

3.91 m x 2.99 m (12'10" x 9'10")

Double bedroom to the front; vinyl floor.

BEDROOM 3

3.91 m x 2.47 m (12'10" x 8'1")

Double bedroom to the front; vinyl floor.

BATHROOM

3.28 m x 2.16 m (10'9" x 7'1")

Panel bath; tiled shower cubicle with electric shower; toilet; wash hand basin; tiled walls; tiled floor; extractor fan.

ATTIC ROOM 1

1.60 m x 10.80 m (5'3" x 35'5")

Access to eaves storage.

ATTIC ROOM 2

1.60 m x 3.47 m (5'3" x 11'5")

EXTERIOR

GARAGE

5.63 m x 3.51 m (18'6" x 11'6")

Single garage; up & over door; concrete floor; power & light.

OUTSIDE FEATURES

- Stone driveway to the front.
- Fully enclosed patio garden to the rear.
- Paved patio area to the side.
- Outside light.



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by RICS



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