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To arrange a private consultation appointment, please contact Armstrong Gordon on **028 7083 2000**



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 57 D | 67 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PORTSTEWART

28 Ferndale Avenue

BT55 7BL

Offers Over £259,500

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An excellent opportunity to own a 4 bedroom semi detached chalet bungalow in one of Portstewart's most esteemed residential areas, built circa 1983. The versatile layout and the bright, spacious rooms throughout will impress viewers. This property is ideal for a family home or a holiday retreat in this beautiful part of Portstewart. With the Portstewart Golf Club and Strand Beach practically at your doorstep, you can enjoy many of the town's top attractions. An internal inspection is highly recommended to fully appreciate the quality of this property, so early viewing is advised.

Approaching Portstewart on the Coleraine Road, take your first left onto Burnside Road, first left onto Larkhill Road and then turn right into Westminster Park. Take your first right onto Ferndale Avenue and No. 28 will be situated on your right hand side.

ACCOMMODATION COMPRISES:

Entrance Porch:

5'9 wide with under stairs storage and tiled floor.

Separate W.C.:

With wash hand basin with tiled splashback and tiled floor.

Lounge:

With stone surround fireplace with tiled inset and hearth. 23'0 x 10'7



Kitchen/Dining Area:

With bowl and half stainless steel sink unit, high and low level units with tiling between, under unit lighting, integrated fridge freezer, ceramic hob with stainless steel extractor fan above, double eye level stainless steel oven, plumbed for automatic dishwasher and washing machine, saucepan drawers, breakfast bar with seating below, leaded glass display cabinet, tiled floor and pedestrian door leading to rear garden. 14'3 x 10'4



Bedroom 4:

11'4 x 8'2



FIRST FLOOR:

Landing:

With access to roof space.



Bedroom 1:

With two single built in wardrobes. 12'8 x 11'2



Bedroom 2:

With two double built in wardrobes and large 'Velux' window. 10'7 x 9'6 average



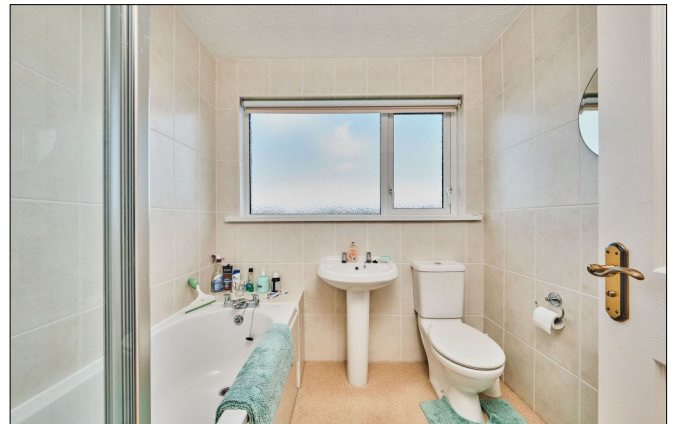
Bedroom 3:

10'7 x 9'8



Bathroom:

With white suite comprising w.c., wash hand basin, electric shower over bath and fully tiled walls.



EXTERIOR FEATURES:

Concrete driveway leading to detached garage 18'2 x 9'3 with roller door, light and power points and pedestrian door leading to rear garden. Garden to front is laid in lawn with concrete path. Garden to rear is laid in lawn and fenced in with established hedging. Light to front and rear. Tap to rear.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Cul De Sac Location
- ** Popular Residential Area
- ** Detached Garage

TENURE:

TBC

CAPITAL VALUE:

£145,000 (Rates:£1421.58 p/a approx.)

