



6 MILLSTONE COURT, PORTSTEWART



X 5



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	58	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £245,000

6 MILLSTONE COURT, PORTSTEWART

This spacious and exceptionally well presented townhouse has been meticulously maintained by its current owners. The 5 bedroom property boasts a contemporary dining kitchen and a stylish first floor lounge. Additional features include an integral garage and a fully enclosed paved patio garden to the rear. Millstone Court is situated within a desirable residential area of Portstewart, conveniently located close to the town and the many attractions along the North Coast.

FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames.
- Integral garage with utility area.
- Enclosed garden with patio area to the rear.
- Paved parking area to the front.

ADDITIONAL INFORMATION

ANNUAL RATES: £1,666.68

ANNUAL SERVICE CHARGE: £210

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

5.70 m x 2.01 m (18'8" x 6'7")

Bright & spacious entrance hall; open staircase; cloak cupboard; tiled floor; access to garage.

DOWNSTAIRS WC

0.88 m x 1.60 m (2'11" x 5'3")

Toilet; vanity unit with wash hand basin; tiled floor; extractor fan.

DINING KITCHEN

3.11 m x 5.92 m (10'2" x 19'5")

Range of fitted units; laminate work surfaces; ceramic sink & drainer; electric oven & hob with extractor fan over; integrated fridge freezer; integrated dishwasher; tiled floor; dining area with sliding patio doors leading to the rear.

FIRST FLOOR

LOUNGE

6.51 m x 3.48 m (21'4" x 11'5")

Vaulted ceiling with feature window; patio doors leading to Juliet balcony; cast iron fireplace with wood surround & tiled hearth; solid wood floor.

BEDROOM 1

3.55 m x 4.33 m (11'8" x 14'2")

Double bedroom to rear.

ENSUITE

2.56 m x 1.47 m (8'5" x 4'10")

Panelled shower cubicle; toilet; vanity unit with wash hand basin; laminate tiled floor; extractor fan.

BEDROOM 2

3.20 m x 2.31 m (10'6" x 7'7")

Single bedroom to the front; solid wood floor.

SECOND FLOOR

LANDING

Access to roof space.

BEDROOM 3

3.67 m x 2.60 m (12'0" x 8'6")

Double to the rear; solid wood floor.

BEDROOM 4

4.58 m x 3.19 m (15'0" x 10'6")

Double bedroom to the front; solid wood floor.

BEDROOM 5

3.25 m x 2.57 m (10'8" x 8'5")

Double bedroom to the front; solid wood floor.

BATHROOM

2.56 m x 3.20 m (8'5" x 10'6")

Panel bath with shower wand; panelled shower cubicle with electric shower; toilet; wash hand basin; shelved hot press; laminate tiled floor.

EXTERIOR

INTEGRAL GARAGE

5.65 m x 3.56 m (18'6" x 11'8")

Remote electric door; utility area with fitted units; laminate work surfaces; stainless steel sink; plumbed for washing machine; space for dryer; painted concrete floor; oil boiler; power & light.

OUTSIDE FEATURES

- Paved parking area to the front.
- Fully enclosed patio garden to the rear with path to the front.
- Outside light & tap.



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