



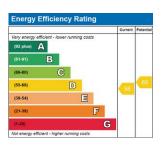
6 MILLSTONE COURT, PORTSTEWART











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

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

T: 028 7083 5444 E: portstewart@philiptweedie.com W: www.philiptweedie.com

ENTRANCE HALL

5.70 m × 2.01 m (18'8" × 6'7") Bright & spacious entrance hall; open staircase; cloak cupboard; tiled floor; access to garage.

DOWNSTAIRS WC

 $0.88 \text{ m} \times 1.60 \text{ m} (2'11'' \times 5'3'')$ 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

 $2.56 \text{ m} \times 1.47 \text{ m} (8'5'' \times 4'10'')$ 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

 $2.56 \text{ m} \times 3.20 \text{ m} (8'5'' \times 10'6'')$ Panel bath with shower wand; panelled shower cubicle with electric shower; toilet; wash hand basin; shelved hot press; laminate tiled floor.

EXTERIOR

INTEGRAL GARAGE

 $5.65 \text{ m} \times 3.56 \text{ m} (18'6'' \times 11'8'')$ 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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