



9 GALVALLY CLOSE, PORTSTEWART



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	82

OFFERS OVER £285,000

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This spacious semi detached house offers exceptional family accommodation and boasts a high specification throughout. The current owner has made numerous upgrades, including a recently installed modern kitchen. The exterior features are equally impressive, with a large garden room designed for entertaining and a covered area for a hot tub. Conveniently located off Station Road, this property is just a short distance from Portstewart Strand and the vibrant Promenade area, with its diverse array of shops, cafes, pubs, and restaurants.

FEATURES

- Mains gas central heating.
- Double glazing in uPVC frames.
- Fully enclosed patio garden with entertainment lounge plus covered area for a hot tub.
- Excellent car parking with tarmac driveway to the front and rear.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,274.52

ANNUAL SERVICE CHARGE: £100.00

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Engineered wood flooring.

OPEN PLAN KITCHEN, LIVING & DINING

4.73 m x 5.26 m (15'6" x 17'3")

Range of contemporary fitted units; 'Silestone' work surfaces; recessed stainless steel sink with 'Quooker' boiling water tap; fitted oven & warming drawer; gas hob with extractor over; integrated fridge freezer; integrated dishwasher; breakfast bar; engineered wood flooring; dining area with sliding patio doors leading to the rear.

UTILITY ROOM

1.60 m x 1.39 m (5'3" x 4'7")

Fitted units; laminate work surface; plumbed for washing machine; space for dryer; extractor fan; engineered wood flooring.

LOUNGE

4.78 m x 5.26 m (15'8" x 17'3")

Feature floor to ceiling corner window; wall mounted electric fire.

DOWNSTAIRS WC

1.96 m x 0.89 m (6'5" x 2'11")

Toilet; wash hand basin; extractor fan; engineered wood flooring;

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1

2.90 m x 3.56 m (9'6" x 11'8")

Double bedroom to the front.

ENSUITE

1.74 m x 1.76 m (5'9" x 5'9")

Tiled shower cubicle; toilet; wall mounted wash hand basin; chrome towel radiator; tiled floor; part tiled walls; spotlights; extractor fan.

BEDROOM 2

2.76 m x 3.28 m (9'1" x 10'9")

Double bedroom to the front; built in mirrored wardrobe.

BEDROOM 3

1.94 m x 3.42 m (6'4" x 11'3")

Single bedroom to the rear.

BATHROOM

1.73 m x 3.19 m (5'8" x 10'6")

Double walk in shower cubicle; toilet; wash hand basin; chrome towel radiator; backlit mirrored cabinet; shelved linen closet; tiled floor; part tiled walls; extractor fan.

EXTERIOR

OUTDOOR ENTERTAINMENT LOUNGE

3.23 m x 5.95 m (10'7" x 19'6")

Engineered wood flooring; fitted bar with 'Silestone' work surfaces; roll up waterproof walls & entrance; featured lighting; power & light.

OUTSIDE FEATURES

- Fully enclosed low maintenance garden to the rear.
- Outdoor entertainment lounge with bar & seating area.
- Covered space for hot tub.
- Outside tap and lighting.
- Tarmac parking area to the side plus private driveway to the rear.



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