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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

**ARMSTRONG GORDON**



**ARMSTRONG GORDON**  
 & Company Limited  
 THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    | 66 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**PORTSTEWART**

**4 Millstone Grove**

**BT55 7GS**

**Offers Over £235,000**

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A wonderful opportunity to acquire a 5 bedroom mid terrace town house situated off Lissadell Avenue. Constructed circa 2004 by well known and renowned builders O'Kane & Devine Ltd, the property is in excellent condition throughout and offers both bright and spacious living accommodation. Located in a very popular student rental area the property is let to 4 students from September 2024 deriving a rental income of £1370.00 pcm approximately plus wifi amounts. The property also has the potential to derive a rental income of £1050.00 per week over July and August and increasingly June and September. This is undoubtedly an excellent investment opportunity and a fantastic income generator for those wishing to purchase in this beautiful part of the north coast.

Approaching Portstewart on the Coleraine Road, turn right after Tesco at Flowerfield Arts Centre onto the Agherton Road. Take your third left onto Lissadell Avenue and then eighth left onto Millstone Avenue. Turn immediately right and No. 4 will be the second house on your left hand side once you approach the houses.

**ACCOMMODATION COMPRISES:**

**Entrance Hall:**

6'5 with tiled floor.

**Separate W.C.:**

With wash hand basin with tiled splashback, extractor fan and tiled floor.

**Lounge:** 15'5 x 11'5

With pine surround fireplace with cast iron inset and tiled hearth and laminate wood floor.



**Kitchen/Dining Area:**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated fridge freezer, ceramic hob, stainless steel oven with stainless steel extractor fan above, plumbed for automatic washing machine and dishwasher, space for tumble dryer, tiled floor and sliding patio doors leading to rear garden. 18'5 x 11'1



**FIRST FLOOR:**

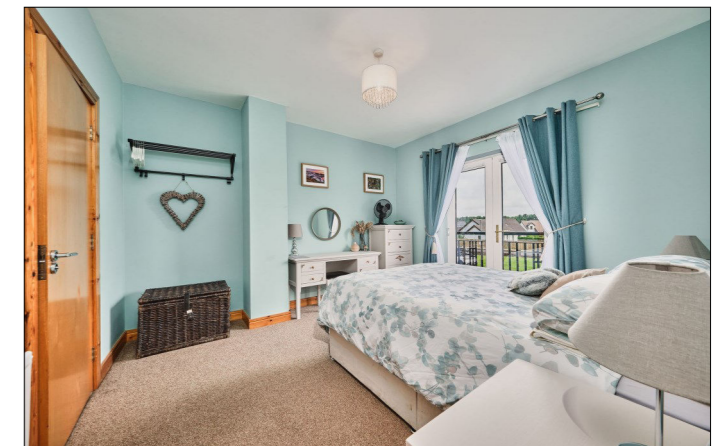
**Landing:**

With hot press.

**Bedroom 1:**

With PVC French doors leading to Juliette balcony. 12'2 x 11'6

**Ensuite** off with w.c., wash hand basin with tiled splashback with storage below, fully tiled walk in shower cubicle with electric shower, heated towel rail and tiled floor.



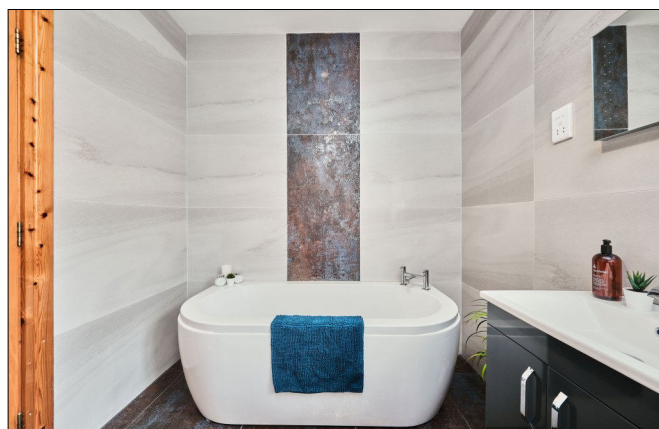
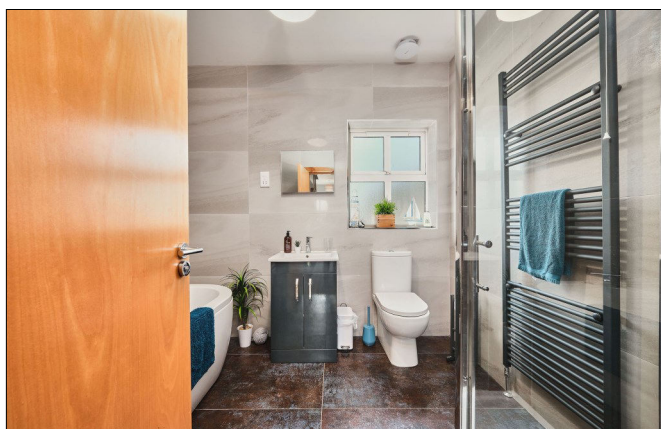
**Bedroom 2:**

10'7 x 9'2



**Bathroom:**

With white suite comprising w.c., wash hand basin with illuminated mirror above and storage below, fully tiled walk in shower cubicle with electric shower, feature free standing bath, fully tiled walls, heated towel rail, shaver point, extractor fan and tiled floor.



**SECOND FLOOR:**

**Landing:**

With access to roof space.

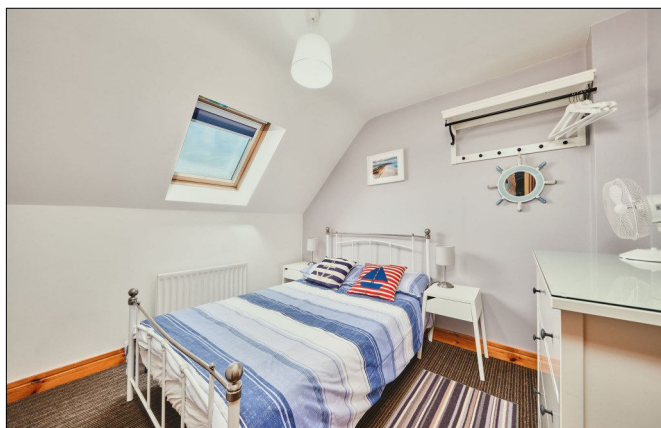
**Bedroom 3:**

With dormer window. 12'5 x 6'7



**Bedroom 4:**

With 'Velux' window. 9'8 x 8'3



## **Bedroom 5:**

With 'Velux' window. 9'7 x 7'7



## **EXTERIOR FEATURES:**

Paviour parking to front. Garden to rear is laid in lawn and fully enclosed Tobermore paved patio area.

## **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Rental In Place For Four Tenants for £1370.00 Per Month plus £40 For TV & Wifi Per Month
- \*\* Currently Licensed On An HMO & Must Be Sold Initially As An HMO Property (All Certificates In Place)
- \*\* Potential For Higher Rental Income Should You Rent Out The Fifth Bedroom
- \*\* Awarded Four Stars As A Self Catering Establishment
- \*\* Sun In Rear Garden Until Sunset (Southerly Facing)
- \*\* Excellent Decorative Order
- \*\* Electric Car Charger Available By Separate Negotiation
- \*\* New Grant Boiler Installed Since EPC Last Accessed

## **TENURE:**

Leasehold

## **CAPITAL VALUE:**

£150,000 (Rates: £1,470.60 p/a approx.)

## **MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas etc. Details of the annual Service Charge and full management services are available on request. Current service charge is £243.00 per annum. (25.06.24)



