



10 DOWNING PARK, PORTSTEWART



X 3



X 2



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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	50	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £365,000

10 DOWNING PARK, PORTSTEWART

This charming detached bungalow is located in a highly desirable residential area, conveniently close to the town centre, Portstewart Golf Club and the breathtaking Portstewart Strand. The 3 bedroom property benefits from a series of well designed extensions over the years, enhancing its appeal as an exceptional family home. Externally, it features low maintenance paved patio areas at both the front and rear, along with landscaped borders and the added advantage of a detached garage.

FEATURES

- Oil fired central heating system.
- Double glazing in wooden frames.
- Low maintenance patio areas to the front and rear.
- Tarmac driveway & detached garage.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,954.05

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE PORCH

Tiled floor.

HALLWAY

Access to roof space.

KITCHEN

3.63 m x 3.17 m (11'11" x 10'5")

Range of high and low level units; laminate work surfaces; stainless steel sink unit; fitted oven; electric hob with extractor unit over; space for fridge freezer; plumbed for washing machine and dishwasher; tiled floor; door to the side.

LOUNGE

7.41 m x 5.05 m (24'4" x 16'7")

Spacious open plan family lounge with dining area to the rear; decorative stone fireplace with electric fire; sliding patio door to rear garden.

LIVING ROOM

5.45 m x 3.64 m (17'11" x 11'11")

Tiled fireplace and hearth with gas insert.

BEDROOM 1

5.37 m x 3.65 m (17'7" x 12'0")

Double bedroom to the side; range of fitted furniture to include wardrobes and drawers.

ENSUITE

1.80 m x 2.37 m (5'11" x 7'9")

Tiled shower cubicle; toilet; wash hand basin; chrome towel radiator; tiled floor; tiled walls.

BEDROOM 2

3.58 m x 2.82 m (11'9" x 9'3")

Double bedroom to the side; vanity unit with wash hand basin.

BEDROOM 3

3.35 m x 4.54 m (11'0" x 14'11")

Double bedroom to the front; range of fitted furniture to include wardrobe, drawers and vanity.

BATHROOM

2.64 m x 2.31 m (8'8" x 7'7")

Panel bath with shower over; toilet; wash hand basin; tiled floor; tiled walls; shelved hot press.

FIRST FLOOR

Accessed via 'Slingsby Ladder'.

ATTIC ROOM 1

3.97 m x 3.46 m (13'0" x 11'4")

ROOF SPACE

10.23 m x 3.64 m (33'7" x 11'11")

EXTERIOR

GARAGE

6.44 m x 3.05 m (21'2" x 10'0")

Electric roller door; concrete floor; power and light; oil boiler; side door to covered alleyway.

EXTERNAL FEATURES

- Paved patio garden to the rear.
- Paved patio area to the front.
- Tarmac driveway and parking area.



Regulated
by RICS



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