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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

PORTSTEWART

43 Prospect Road

BT55 7NG

Offers Over £495,000

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A beautiful and bright four bedroom semi-detached house in very good decorative order throughout with many fine attributes to offer including bright and spacious accommodation and mature, well established garden to rear. Constructed circa 1932, the property has been very well maintained over the years but may need some modernisation. This fine residence is further complemented by splendid views of the Strand Beach, Atlantic Ocean and Donegal headlands. The property itself is situated parallel to Strand Road and offers close convenience to the scenic cliff walk, the Strand beach, Portstewart Golf Course and the Promenade. Early internal appraisal is highly recommended of this well located home.

Approaching Portstewart on the Coleraine Road, take your first left at the Burnside roundabout onto the Burnside Road. Take your first right onto Prospect Road and No. 43 will be located on your right hand side after the entrance to Prospect Avenue.

ACCOMMODATION COMPRISES:

Entrance Porch:

With tiled floor.

Entrance Hall:

4'4 wide with cornicing, wired for wall lights, under stairs storage and laminate wood floor.

Lounge: 15'3 into bay x 12'9

With wood surround fireplace with tiled inset and hearth, cornicing and partial views of Portstewart Strand and Atlantic Ocean. Sliding doors opening to:



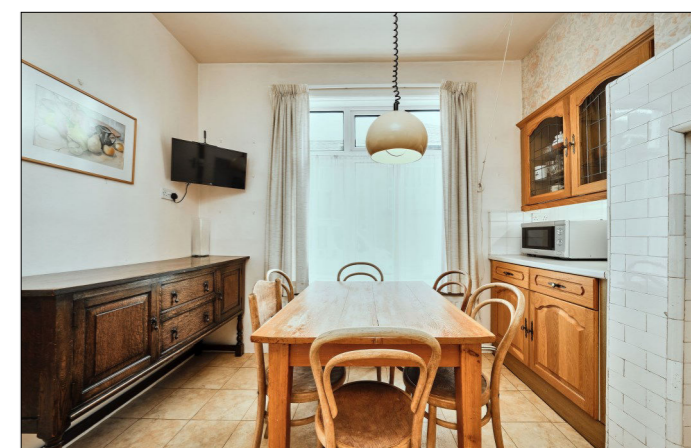
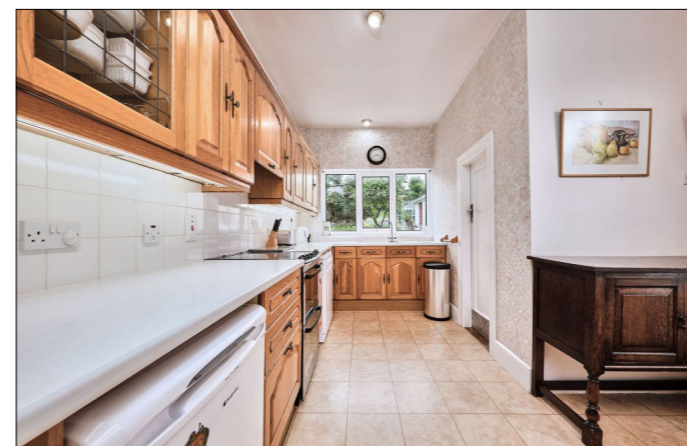
Dining Room:

With wood surround fireplace with tiled inset and hearth, cornicing and PVC glass pedestrian door leading to decked area. 12'9 x 12'8



Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, space for cooker, extractor fan above, plumbed for automatic dishwasher, space for fridge, leaded glass display cabinets, shelving, eyeball recessed lighting, boiler and tiled floor. 18'8 x 12'2



Utility Room:

With plumbing for automatic washing machine, space for freezer, shelving, tiled floor and PVC pedestrian door leading to rear garden. 7'0 x 4'4

Bedroom 4/Study/Family Room:

With coving, shelving and laminate wood floor. 11'2 x 11'6



Wet Room:

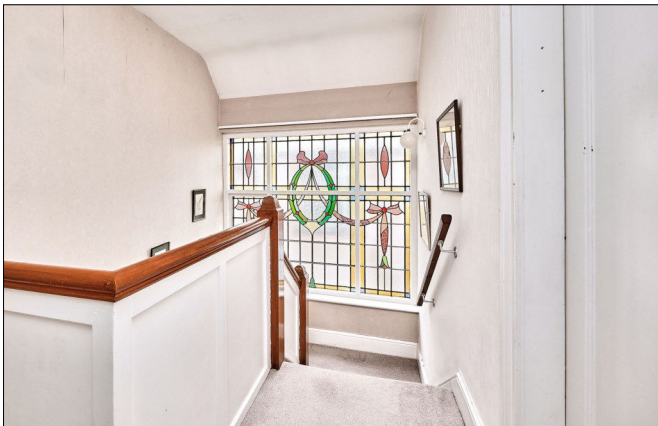
With w.c., floating wash hand basin, fully tiled walk in shower area with mains shower, wired for wall lights, fully tiled walls, heated towel rail and tiled floor.



FIRST FLOOR:

Landing:

With feature stained glass window, wired for wall lights and two large storage cupboards.



Bedroom 1:

With four doors accessing storage in the eaves, recessed shelving, recessed lighting and panoramic views across Portstewart Strand, Mussenden Temple, Donegal Headlands and Atlantic Ocean.
17'9 x 11'9



Bedroom 2:

With picture rail and panoramic views across Portstewart Strand, Mussenden Temple, Donegal Headlands and Atlantic Ocean. 11'8 x 10'9



Bedroom 3:

With picture rail. 11'7 x 8'4



Bathroom:

With white suite comprising w.c., wash hand basin, bath and half tiled walls. 8'0 x 6'3



Shower Room:

With fully tiled walk in shower cubicle with mains shower. 6'5 x 3'0

EXTERIOR FEATURES:

Tarmac driveway leading to detached garage 15'1 x 9'9 with light and power point and electrically operated roller door. Garden to rear is fully fenced in and laid in lawn with established tress, shrubbery and plants. Garden to front is laid in lawn with established shrubbery, enclosed by wall. Decked area with decked awning. Additional paved patio area. Store attached to rear of the garage housing oil tank with light 9'9 x 4'5.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Views Across Portstewart Strand, Mussenden Temple, Donegal Headlands and Atlantic Ocean
- ** Detached Garage
- ** PV Solar Panels Installed

TENURE:

Freehold

RATES:

£2,303.94 p/a approx.

