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**ARMSTRONG GORDON**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	31 F	
1-20	G		

**PORTSTEWART**

49 Old Coach Road  
BT55 7HB

Offers Over £195,000

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Attractive 3 bedroom, two reception room with garage semi detached property being located in a very popular location close to town centre, sea and Old Portstewart Golf Course. This property is suitable for all types of buyer and is well cared for throughout. Early viewing is essential on this type of property.

Travelling out of Portstewart towards Portrush on the coast road (Portmore Road) turn right onto Central Avenue before the York Hotel. Proceed along this road and take your second left onto Old Coach Road. Number 49 is located approximately 100 meters along this road on your left hand side.

#### ACCOMMODATION COMPRISES:

#### GROUND FLOOR:

##### Sun Room/Entrance Porch:

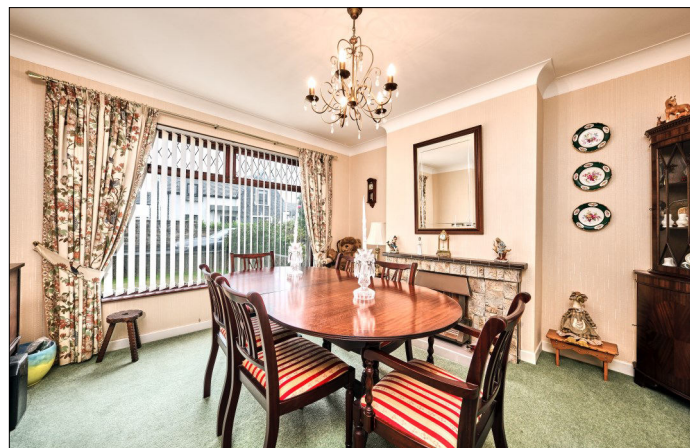
With light and power points and tiled floor.

##### Entrance Hall:

6'5 wide with dado rail and under stairs storage cupboard.

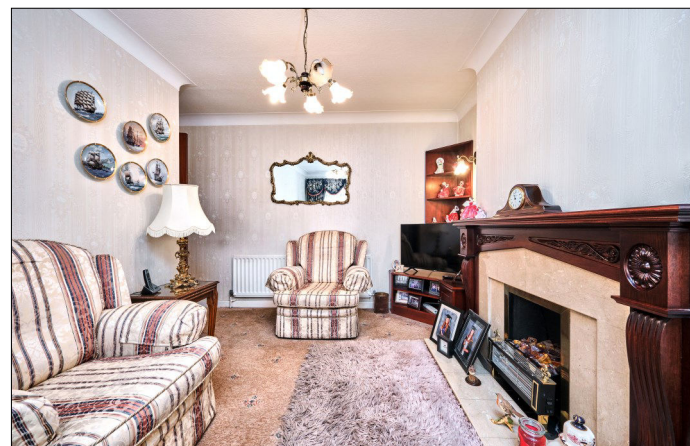
##### Dining Room:

With tiled surround fireplace with tiled hearth and coving. 12'2 x 11'10



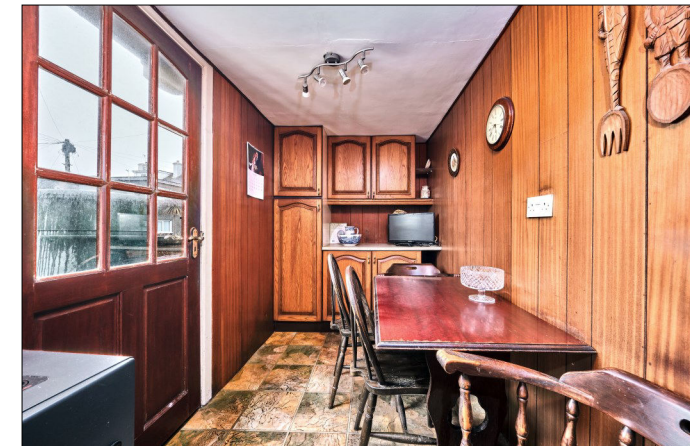
**Lounge:** 15'2 x 11 average

With Mahogany surround fireplace with tiled inset and hearth, wired for wall lights and coving.



#### Kitchen/Dining Room:

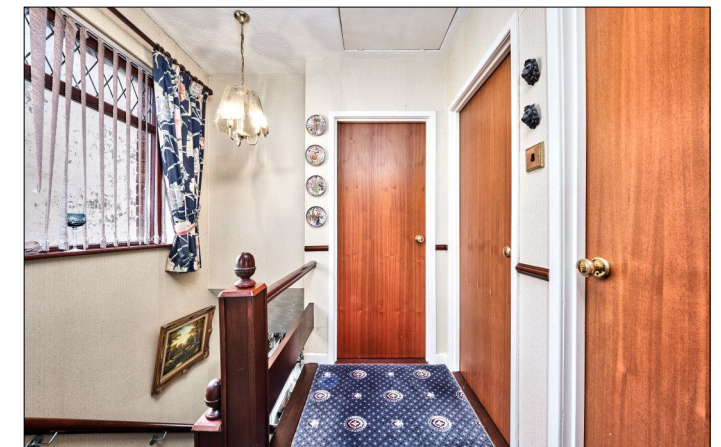
With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for fridge, space for cooker, plumbed for automatic washing machine, glass display cabinet, wine rack and archway leading to dining area. Additional storage and pedestrian door leading to rear garden. 19'9 x 8'2



#### FIRST FLOOR:

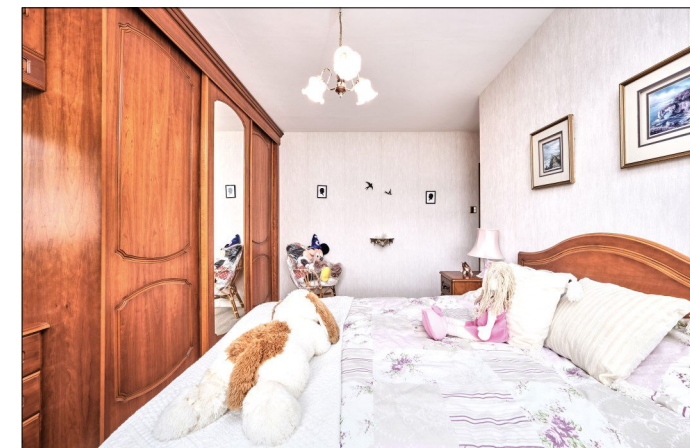
##### Landing:

With access to roof space and dado rail.



##### Bedroom 1:

With built in dressing area with drawers, mirror, overhead storage and part mirrored built in slide robes. 13'5 x 10'0





### **Bedroom 2:**

With built in wardrobe with over head storage. 9'10 x 9'8

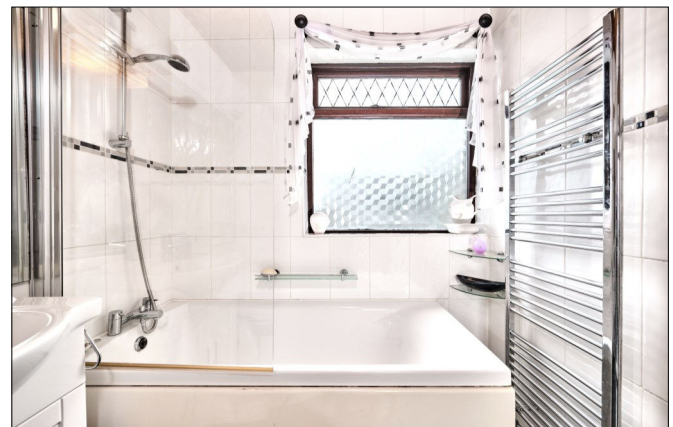


### **Bedroom 3:**

With built in storage cupboard. 10'0 x 8'6

### **Bathroom:**

With white suite comprising w.c., wash hand basin with storage below, mains telephone hand shower over bath, heated towel rail, fully tiled walls, pine sheeted ceiling and hot press with storage and tiled floor.



### **EXTERIOR FEATURES:**

Paviour driveway leading to attached garage with light and power points. Garden to rear if laid in lawn and fenced in with screened area and concrete path. Light to front and rear.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* Mahogany Frame Double Glazed Windows
- \*\* Attached Garage
- \*\* Close To Town Centre Location

### **TENURE:**

TBC

### **CAPITAL VALUE:**

£125,000 (Rates: £1225.50 p/a approx.)

