



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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# ARMSTRONG GORDON



**ARMSTRONG GORDON**  
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 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	63 D	65 D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

5 Movilla Gardens  
 BT55 7BF

Offers Over £349,000

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Very attractive three bedroom detached bungalow offering spacious living accommodation throughout and benefiting from mature established gardens to front and rear. In excellent decorative order, the property has been well maintained with a new fantastic kitchen and entertaining area and is deceptively spacious throughout. Located in Portstewart, literally on your doorstep are scenic coast walks, award winning beaches and some of the finest eating establishments on the North Coast. This excellent property is without doubt suited to a wide spectrum of potential purchasers including young families looking to locate to this highly regarded part of town. We highly recommend internal appraisal at your earliest convenience to appreciate this fine home.

Approaching Portstewart from Coleraine on the Station Road, take your first right after the Mill Road roundabout onto Culdaff Road. Take your next right into Movilla Road and the next left into Movilla Gardens. No 5 will be located on your left hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

7'4 wide with cloaks cupboard, shelved hot press, access to roof space, recessed lighting and solid oak floor.



**Lounge: 17'2 x 16'6**

With granite fireplace with wood surround, vertical radiator and recessed lighting. (into bay)



**Kitchen/Dining Area: 24'0 x 11'7**

With bowl and half single drainer 'Blanco' stainless steel sink unit with filtered water tap, range of high and low level units with Quartz worktops and upstands, integrated induction hob with granite splashback and stainless steel extractor fan above, integrated dishwasher and saucepan drawer bank. Additional units consist of integrated fridge freezer, integrated 'Nordmende' eye level oven and microwave, island with matching Quartz worktop with integrated pop up power point, illuminated glass display cabinets below, dining bar with four barstools, additional saucepan drawers below with under units. Matching dresser with illuminated glass display cabinets with shelving, saucepan drawers and low level units, recessed lighting and tiled floor.



**Utility Room: 8'7 x 5'8**

With single drainer stainless steel sink unit, low level units set in Quartz worktops and upstands, recessed lighting, tiled floor and door leading to rear garden.



**Bedroom 1:**

With built in slide robes and recessed lights.  
12'8 x 10'4

**Ensuite** off with w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle with electric shower, heated towel rail, half tiled walls, recessed lights, extractor fan and tiled floor.



**Bedroom 2:**

With built in double mirrored slide robe and recessed lighting. 11'4 x 10'5



**Bedroom 3:**

With built in mirrored slide robes, recessed lighting and laminate wood floor. 11'7 x 10'4



## **Bathroom:**

With white suite comprising w.c., wall mounted wash hand basin set in vanity unit and illuminated mirror above, fully tiled walk in shower cubicle with power shower, panel bath, chrome towel rail, part tiled walls, extractor fan, shaver point, recessed lighting and tiled floor.



## **EXTERIOR FEATURES:**

Tarmac driveway with extensive parking leading to detached garage 18'4 x 13'0 with electric roller door, oil boiler, light and power points. Large garden to rear is laid in lawn and fully fenced in with screened area and established plants and shrubs. Paved steps and path surrounding property. Lights to front and rear. Tap to rear.

## **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Woodgrain Double Glazed Windows
- \*\* Newly Fitted Kitchen & Bathrooms
- \*\* Detached Garage
- \*\* Generous Site

## **TENURE:**

Freehold

## **CAPITAL VALUE:**

£185,000 (Rates: £1,813.74 p/a approx.)



