



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

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

PORTSTEWART

30 Castleton Park
BT55 7EJ

Offers Over £149,500

028 7083 2000
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A good opportunity to acquire a three bedroom end-terrace house located in a well established residential area. The property itself offers ample living accommodation and enjoys an enclosed back garden and is also located close to most local amenities including award winning beaches, local schools and the main Promenade which features boutiques and eateries. This property is sure to generate interest with a wide range of potential purchasers including first time buyers looking to get into Portstewart although there is also a long term tenant available.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto the Diamond. Take your first right onto Lever Road and first right again onto Mullaghacall Road after St. Colum's Primary School. Take your first left into Castleton Park and No. 30 will be located on your right just before you go around the corner.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5'6 wide with laminate wood floor.

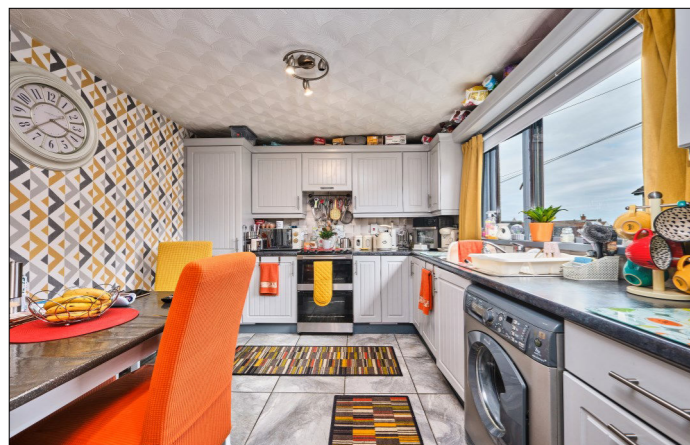
Lounge:

With fireplace, tiled inset and hearth with wood surround, wiring for wall lights and laminate wood floor. 14'7 x 13'11



Kitchen/Dining Area:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, space for oven, ceramic hob, extractor fan above, integrated fridge freezer, plumbed for automatic washing machine, leaded glass cabinet, saucepan drawers, storage cupboard, tiled floor and pedestrian door leading to rear garden. 10'2 x 9'3



FIRST FLOOR:

Landing:

With storage cupboard and access to roof space.

Bedroom 1:

With built in wardrobe and over head storage. 11'4 x 10'5

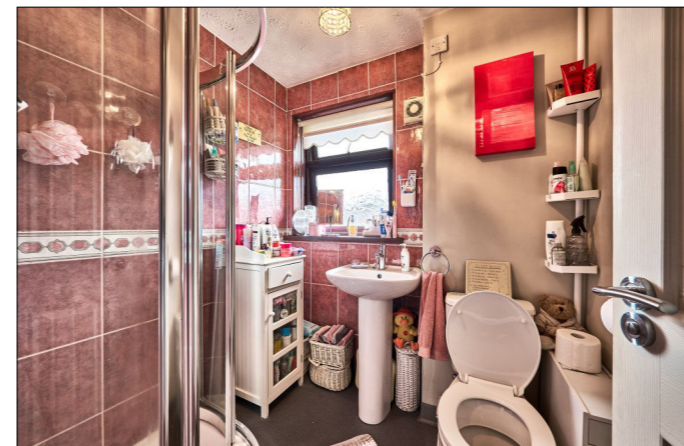
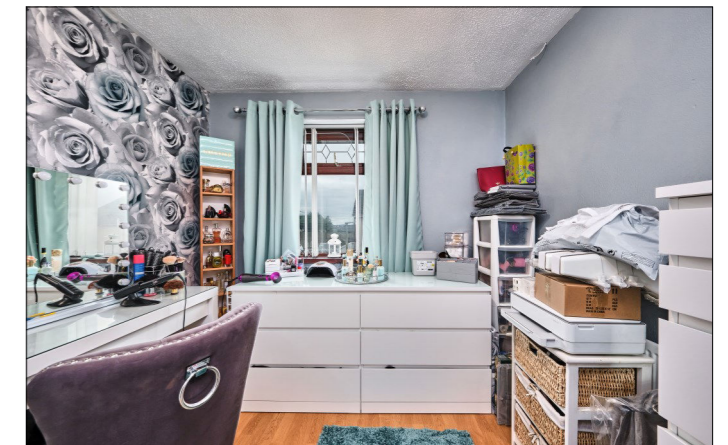


Bedroom 2:

12'1 x 10'10

Bedroom 3:

9'8 x 8'3



Bathroom:

With w.c., wash hand basin, fully enclosed shower cubicle with electric shower, part tiled walls, and extractor fan.

EXTERIOR FEATURES:

Outside to rear there is a paved garden area. Boiler house to rear. Outside to front there is a paved garden area.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows, Soffits & Rainwater Goods
- ** Central Location Close To Promenade
- ** Property Can Be Sold With Long Term Tenant Available
- ** Ample Communal Car Parking

TENURE:

TBC

CAPITAL VALUE:

£82,500 (Rates: £808.83 p/a approx.)

