



8 CAPPAGH MORE MANOR, PORTSTEWART



X 3



X 1



X 2

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	72	72
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £215,000

8 CAPPAGH MORE MANOR, PORTSTEWART

This beautifully presented 3 bedroom townhouse in Portstewart offers bright, open-plan living accommodation perfect for modern living. The property features off-street parking and an enclosed rear garden, ideal for relaxation and entertaining. Inside, the home boasts stylish interiors and a well thought out layout designed for comfort and functionality. Conveniently located near The Strand, the town centre, and many local amenities, this home combines low-maintenance living with a prime location. It is an excellent choice for families or those seeking a holiday home in this ever-popular seaside town.

FEATURES

- Recently installed mains gas central heating.
- Double glazing in uPVC frames.
- Allocated off-street parking
- Enclosed rear garden.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,421.58

ANNUAL SERVICE CHARGE: £TBC

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Laminate wood flooring; cloak cupboard.

DOWNSTAIRS WC

1.62 m x 0.85 m (5'4" x 2'9")

Toilet; wash hand basin; tiled floor.

DINING KITCHEN

3.80 m x 6.25 m (12'6" x 20'6")

Range of fitted units; laminate worksurfaces; stainless steel sink unit; electric oven & hob with extractor unit over; integrated fridge freezer; plumbed for washing machine and dishwasher; tiled floor; patio doors to the rear garden.

LOUNGE

4.44 m x 4.09 m (14'7" x 13'5")

Cast iron fireplace with wood surround and tiled hearth; laminate wood flooring; open arch to kitchen.

FIRST FLOOR

LANDING

Shelved linen cupboard; access to roof space.

BEDROOM 1

3.90 m x 3.41 m (12'10" x 11'2")

Double bedroom to the front; laminate wood flooring.

ENSUITE

2.97 m x 1.02 m (9'9" x 3'4")

Electric shower in tiled cubicle; toilet; wash hand basin; tiled floor; extractor fan.

BEDROOM 2

3.23 m x 3.67 m (10'7" x 12'0")

Double bedroom to the rear; laminate wood flooring.

BEDROOM 3

2.67 m x 2.69 m (8'9" x 8'10")

Single bedroom to the front; laminate wood flooring.

BATHROOM

2.67 m x 2.42 m (8'9" x 7'11")

Panel bath; electric shower in tiled cubicle, toilet; wash hand basin; part tiled walls; tiled floor; extractor fan.

EXTERIOR FEATURES

- Paved parking area to the front.
- Fully enclosed garden with paved paths to the rear.
- Outside light.



Regulated
by RICS



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