



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

9 Swilly Drive
BT55 7FJ

Offers Over £419,500

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

A delightful four bedroom detached bungalow offering spacious living accommodation throughout and benefiting from partial views of Atlantic Ocean and Donegal headlands. Internally the property is in excellent decorative order throughout and has been very well maintained. Externally this fine home benefits from well kept gardens and a very generously proportioned rear and side garden. 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 families seeking a luxury home in 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 turn right into Culdaff Road after the Mill Road mini roundabout. At the top of the road turn right onto Swilly Road, first right and then first left. No. 9 will be located directly in front of you at the top of the cul de sac.

ACCOMMODATION COMPRISES:

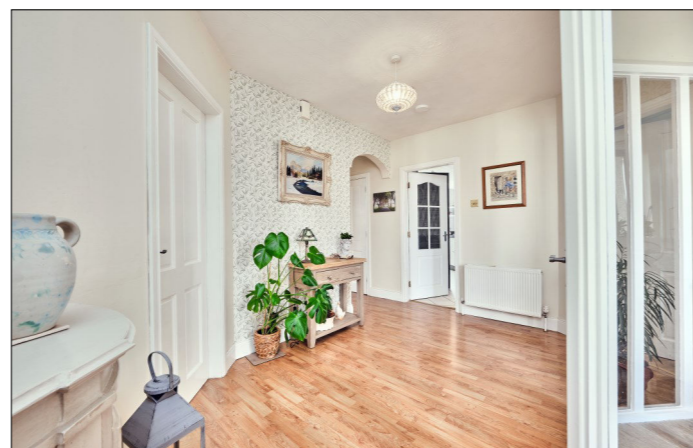
GROUND FLOOR:

Entrance Porch:

With tiled floor.

Entrance Hall:

4'5 wide with built in cloaks cupboard, large walk in hot press, access to roof space accessed by 'Slingsby' ladder and laminate wood floor.



Lounge:

With wood surround fireplace with cast iron and tiled inset and tiled hearth, laminate wood floor and views across sea and Donegal Headlands. 17'5 x 12'7



Kitchen/Dining Area: 20'11 x 12'3

With bowl and half stainless steel sink unit set in stone effect work top and upstands, high and low level built in units with under unit lighting, integrated eye level AEG microwave and AEG stainless steel self cleaning oven, ceramic glass induction hob with stainless steel extractor fan above, glass splashback, integrated tall fridge and dishwasher, saucepan drawers, larder cupboard, island with stone effect worktop with drawer banks, bin storage, wine rack and seating for three people, integrated smart home plug in wifi system, tiled floor and PVC French doors leading to rear garden.



Utility Room:

With high and low level units, plumbed for automatic washing machine and Karndean flooring.

Eight pane panel French glass doors leading to:

Snug Room:

With built in stove set on tiled hearth and wood mantle, feature vertical radiator, recessed lighting, patio doors leading to side of property, laminate wood floor and views across Atlantic Ocean and Donegal Headlands. 18'9 x 10'5



Bedroom 1:

With laminate wood floor and sea views across Atlantic Ocean and Donegal Headlands. 19'5 x 11'2

Ensuite off with w.c., wash hand basin with storage below, walk in shower cubicle with mains shower and PVC cladding, recessed lighting, extractor fan and tiled floor.



Bedroom 2:

With triple built in mirrored wardrobes with recessed lighting in pelmets and laminate wood floor. 12'5 x 10'2



Bedroom 3:

With laminate wood floor and sea views across Atlantic Ocean and Donegal Headlands. 12'1 x 8'5



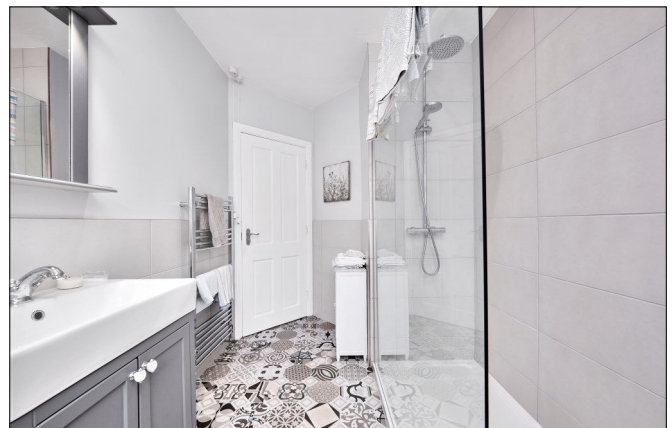
Bedroom 4:

With laminate wood floor. 11'2 x 9'3



Shower Room:

With white suite comprising w.c., wash hand basin set in vanity unit with storage below, mirror with light above, fully tiled walk in shower area with rainfall shower and additional hand shower, heated towel rail, extractor fan, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Outside to rear there is a large fenced and hedged in lawn with large paved patio area with mature plants, shrubbery and hedging. Greenhouse. Additional large paved patio area to side of property. Outside to front there is a garden laid in lawn with palm tree and tarmac driveway suitable for several cars. Garden to side is fenced in with extensive paved patio area with large selection of apple trees., shrubbery and plants. Large shed to side 11'9 x 11'5 with light and power points. Wood shed to side. Tap to rear. Light to front, rear and side. Boiler. Solar panels.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Views Across Atlantic Ocean & Donegal Headlands From Lounge
- ** Solar Panels Installed
- ** Popular Residential Area
- ** Excellent Decorative Order Throughout

TENURE:

Freehold

CAPITAL VALUE:

£220,000 (Rates: £2,156.88 p/a approx.)

