



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

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**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		
55-68	D		67 D
39-54	E	47 E	
21-38	F		
1-20	G		

**PORTSTEWART**

8 Agherton Drive

BT55 7HZ

Offers Over £194,500

028 7083 2000  
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A great opportunity to acquire a delightful three bedroom semi-detached chalet bungalow in decent order throughout but requiring some modernisation. Internally the property is both bright and spacious and has well laid out accommodation. Externally, the property benefits from a very generously proportioned rear garden which is mature, well established and south westerly facing. Within proximity you have the convenience of Flowerfield Arts Centre, shops, hot food outlet and a local Tesco supermarket. This property should appeal to a wide spectrum of potential purchasers and we therefore highly recommend early internal appraisal at your earliest convenience.

Approaching Portstewart on the Coleraine Road, just before the Burnside roundabout turn right into Flowerfield Road. Take your second right into Agherton Drive and No 8 will be situated on your right hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Porch:**

4'0 wide with frosted glass panel door leading to;

**Entrance Hall:**

4'4 wide with laminate wood floor, large walk in under stairs cloaks cupboard.



**Lounge:**

With mahogany surround fireplace with tiled inset and hearth, laminate wood floor, built in storage with high level glass display cupboards, dado rail, ceiling coving. 18'9 x 11'9



**Kitchen / Dining:**

With circular stainless steel sink unit with single drainer, range of high and low level units with tiling between, space for cooker with extractor fan above, space for fridge, plumbed for automatic washing machine, frosted glass display cabinets, drawer bank with saucepan drawers, strip lighting, door leading to rear porch. 12'8 x 9'3



**Rear Porch:**

With boiler, pedestrian doors to front, rear and integral garage.



**Bedroom 1:**

With one double and one single built in wardrobe, laminate wood floor. 12'8 x 9'1



**Shower Room:**

With w.c., wash hand basin, walk in shower cubicle with electric shower and PVC cladding, part tiled and part PVC clad walls, tiled floor.



**FIRST FLOOR:**

**Landing:**

With laminate wood flooring and lightwell in roof space.

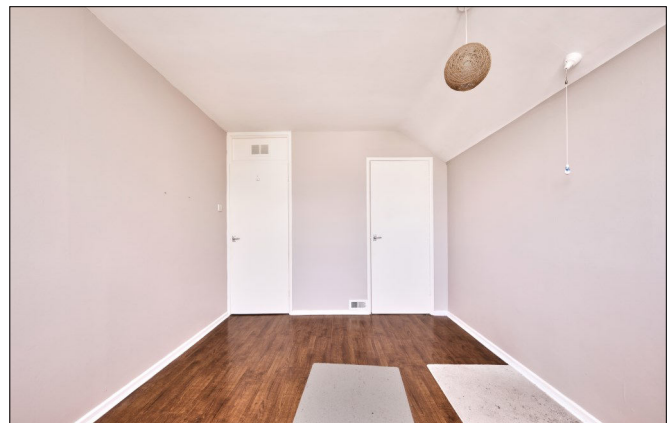
**Bedroom 2:**

With laminate wood floor and walk in wardrobe with access to eaves. 12'1 x 9'5



**Bedroom 3:**

With laminate wood floor. 12'1 x 9'4



**Shared W.C.**

With w.c. and wash hand basin with tiled splashback, door leading to landing.



**EXTERIOR FEATURES:**

Extensive concrete driveway to side of property leading to integral garage 17'11 x 8'9 with light and power points and boiler house.

Garden to rear is laid with lawn with paved patio area and selection of plants and hedging. Exterior light and tap to side of property. Garden to front is laid in lawn with selection of shrubs.



**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Integral Garage
- \*\* Private Rear Garden Backing Onto Large Green

**TENURE**

To Be Confirmed

**CAPITAL VALUE:**

£130,000

(Rates: £1,274.57)

