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

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	53 E	
21-38	F		
1-20	G		

PORTSTEWART

9 Lissadell Gardens

BT55 7SX

Offers Over £329,500

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A delightful four bedroom detached bungalow, in good decorative order throughout and offering bright and versatile accommodation. Ideal as a family home, the property has been well maintained over the years and offers a great family feel right through. Externally, the property benefits from a generously proportioned rear and side garden offering plenty of space all around. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments. We are confident that on internal appraisal one will appreciate this fine bungalow so therefore highly recommend early internal inspection.

Approaching Portstewart on the Coleraine Road take your third left at the Burnside roundabout onto Mill Road. Take your second right after Portstewart Medical Centre into Lissadell Gardens and No 9 will be located at the lower end on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Open Entrance Porch:

With concrete steps and wood sheeted ceiling.

Entrance Hall:

5'5 wide with double hot press, double storage cupboard and access to roof space.

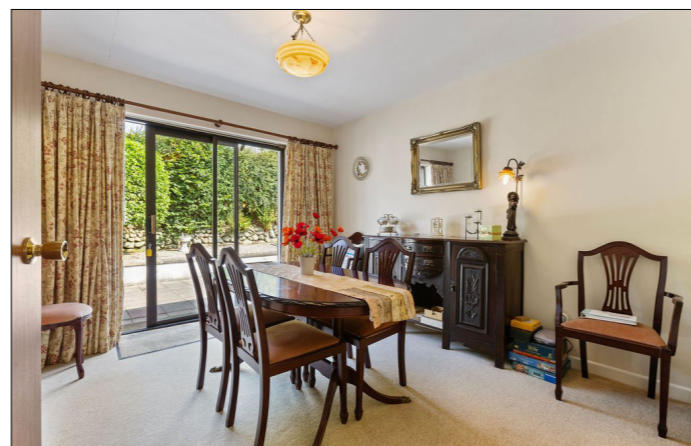
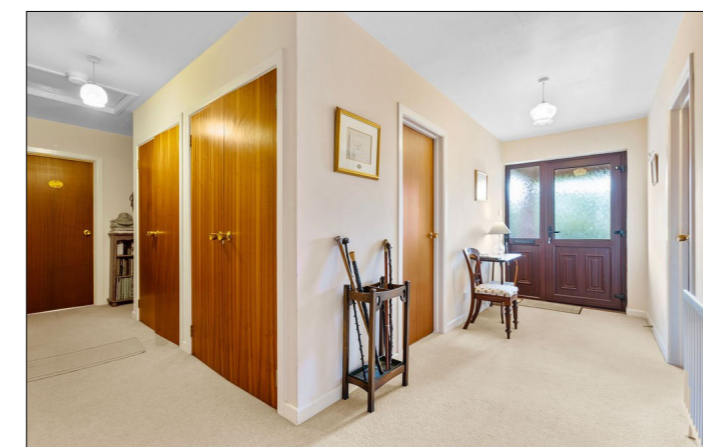
Lounge:

With wood surround fireplace with tiled inset and tiled hearth. 18'4 x 12'1



Dining Room/Bedroom 4:

With PVC sliding patio doors leading to rear garden. 12'2 x 10'5



Kitchen:

With single drainer sink unit, high and low level built in units, space for cooker, extractor fan above, saucepan drawers, integrated dishwasher and laminate wood floor. 14'0 x 12'2



Utility Room:

With single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine, space for tumble dryer and fridge freezer. 12'2 x 6'5

Bedroom 1:

12'0 x 11'7

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower area with electric shower and extractor fan.



Bedroom 2:

12'7 x 9'7



Bedroom 3:

9'7 x 9'0



Bathroom:

With coloured suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, telephone hand shower over bath with tiled surround, shaver point and extractor fan.



EXTERIOR FEATURES:

Screened driveway leading to detached garage 17'2 x 11'5 with light and power points. Roller door and pedestrian door leading to garden. Garden to side, rear and front is screened with plants and shrubbery with paved patio area. Additional elevated lawned area with tiled steps. Additional paved patio to side, surrounded by established shrubbery and stone wall. Second access to side of property with removeable gate for vehicle access suitable for a caravan/boat.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Part Woodgrain PVC Wood Framed Double Glazed Windows
- ** Detached Garage
- ** Cul De Sac Location

TENURE:

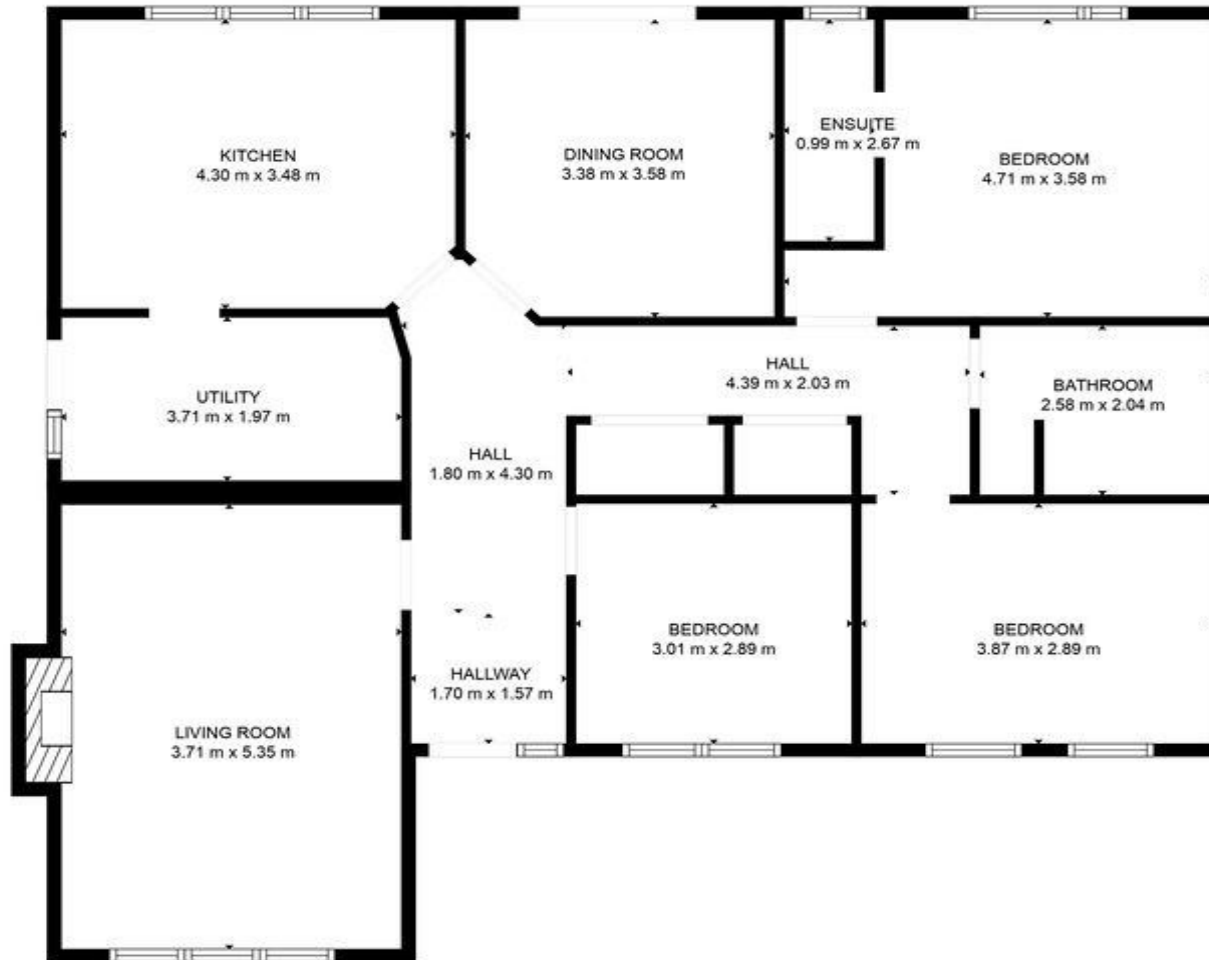
Freehold

CAPITAL VALUE:

£180,000 (Rates: £1,764.72 p/a approx.)



9 Lissadell Gardens Portstewart BT55 7SX



TOTAL: 117 m²
FLOOR 1: 117 m²
EXCLUDED AREAS: UNDEFINED: 2 m², FIREPLACE: 1 m²