



**29 GALVALLY MEWS, PORTSTEWART**



X 2



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		81	81

**OFFERS OVER £165,000**

# 29 GALVALLY MEWS, PORTSTEWART

Located in the highly sought after seaside town of Portstewart, this beautifully presented first floor apartment is situated within a quiet building of just three apartments. With two spacious bedrooms, it's perfect for small families, couples or those seeking a holiday home on the North Coast.

Accessed via a secure entrance, the apartment provides bright and spacious accommodation. The open-plan kitchen, living, and dining area benefits from peaceful countryside views to the rear and the property also enjoys the added convenience of private parking.

## FEATURES

- Mains gas central heating.
- Double glazing in uPVC frames.
- Well maintained, secure communal entrance.
- 1 x Allocated car parking space.
- Shared gardens throughout the development.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £931.38

ANNUAL SERVICE CHARGE: £625

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Intercom system; shelved cloak cupboard; tiled floor; spot lighting.

## OPEN PLAN KITCHEN, LIVING & DINING

### KITCHEN AREA

2.97 m x 3.40 m (9'9" x 11'2")

Range of fitted units; laminate work surfaces; integrated fridge freezer, dishwasher, & microwave; plumbed for washing machine; gas hob; electric oven with extractor unit over; gas boiler; tiled floor; spot lighting.

### LIVING AREA

4.16 m x 4.59 m (13'8" x 15'1")

Bay window with patio doors leading to Juliet balcony with countryside views; dining area; tiled floor; spot lighting.

### BEDROOM 1

4.21 m x 3.62 m (13'10" x 11'11")

Double bedroom to the side; patio doors leading to Juliet balcony; tiled floor; spot lighting.

### BEDROOM 2

3.18 m x 2.59 m (10'5" x 8'6")

Double to the rear; tiled floor; spot lighting.

## BATHROOM

Panel bath with shower wand; tiled shower cubicle; toilet; vanity unit with wash hand basin; back light mirror; tiled floor; part tiled walls; spot lighting; extractor fan.

## EXTERIOR

### OUTSIDE FEATURES

- Well maintained communal gardens.
- 1 x Allocated space.
- Bin store for apartment block.



Regulated  
by RICS



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