



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

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

39 Meadowlands

BT55 7FG

Offers Over £795,000

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A truly magnificent five bedroom and four reception detached house extending to approx. 2755 square feet of extremely comfortable living space and situated within a popular residential development on the edge of Portstewart. Constructed circa 2004, internally the bright and spacious accommodation provides a fantastic family environment ensuring to provide maximum comfort. One of the main features of this superb home would be the south facing rear garden and pleasant countryside views to the rear. Externally the property benefits from a fully enclosed garden area which offers plenty of entertaining space, patio and privacy. On the periphery of Portstewart, the Meadowlands development is literally on the doorstep of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments. The selling agent thoroughly recommends early internal appraisal of this well proportioned family home which will have instant appeal for those in search of a property with a terrific layout and generous garden space. We are confident that on internal appraisal one will appreciate the home which is on offer so therefore highly recommend early internal inspection.

Approaching Portstewart from Coleraine on the Coleraine Road, take your first left after Tesco into Meadowlands. Take your second right and No. 39 will be situated on your left hand side at the lower end of the development.

ACCOMMODATION COMPRISES:

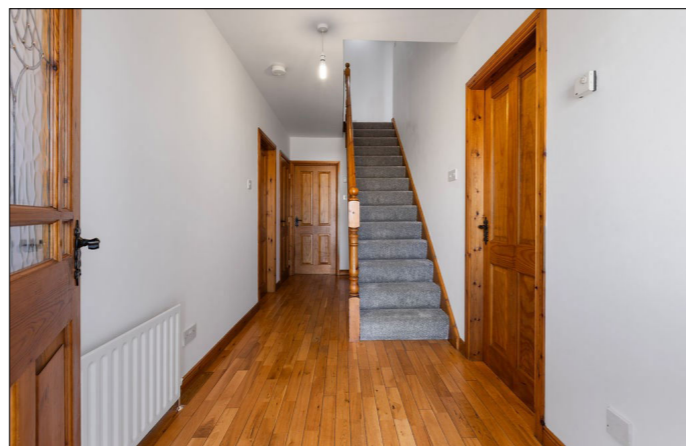
GROUND FLOOR:

Entrance Porch:

6'2 wide with Amtico floor.

Entrance Hall:

6'2 wide with cloaks cupboard, under stairs storage cupboard and solid wood floor.



Lounge:

With stone surround fireplace with cast iron inset, tiled hearth and solid wood floor. 15'8 x 11'3



Family Room: 14'3 x 13'0

With gas fire, wood surround fireplace with cast iron inset and slate hearth, solid wood floor and eight pane panels French doors leading to:



Dining Room: 14'6 x 11'1

With dimmer control panel, solid wood floor, eight pane panel French doors leading to kitchen leading to:



Sun Room:

With tiled floor, wired for wall lights and PVC French doors leading to rear garden. 13'7 x 11'2



Kitchen/Dining Area:

With Belfast sink with hose tap sink with double drainer set in granite worktops and upstands, high and low level built in units, integrated fridge freezer, 'Kenwood' integrated dishwasher, double eye level 'Bosch' oven, integrated 'Bosch' ceramic hob, stainless steel 'Bosch' hob, glass display cabinets, wine rack, recessed lighting in pelmets and tiled floor. 19'9 x 11'3





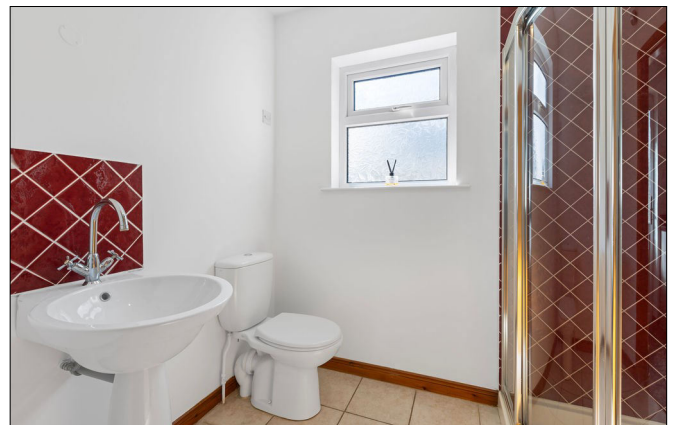
Utility Room:

With circular stainless steel sink unit set on granite worktop and upstands, high and low level built in units, plumbed for automatic washing machine, space for tumble dryer, pull out drawers and tiled floor. 12'9 x 7'8



Shower Room:

With w.c., round wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric 'Mira' sport shower, extractor fan and tiled floor.



FIRST FLOOR:

Landing:

With walk in hot press and access to roof space.

Bedroom 1:

With walk in wardrobe and dormer window.
18'8 x 13'3

Ensuite off with w.c., round wash hand basin with tiled splashback, fully tiled walk in shower cubicle with 'Mira' sport shower, heated towel rail, 'Velux' window, extractor fan, tiled floor with River Bann and countryside views.



Bedroom 2:

15'8 x 11'4



Bedroom 3:

With built in wardrobe, dimmer control panel and countryside views. 11'3 x 11'1



Bedroom 4:

With built in wardrobe. 14'3 x 13'0

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, extractor fan, and tiled floor.



Bedroom 5:

11'4 x 8'2



Bathroom:

With white suite comprising w.c., wash hand basin, free standing bath, telephone hand shower over bath, extractor fan and tiled floor.

EXTERIOR FEATURES:

Extensive paviour driveway to front of property leading to integral garage 18'8 x 18'3 with electric operated roller door, light and power points, boiler and door leading to utility room. Garden to rear is laid in lawn and fenced in with established hedging, shrubbery and trees. Paved path surrounding property with large paved patio area. Area to side is enclosed for bin area. Light to front and rear. Tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Countryside & River Bann Views
- ** Very Popular Residential Location

TENURE:

Freehold

CAPITAL VALUE:

£290,000 (Rates £2,843.16 p/a approx.)



39 Meadowlands



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123797)