

For Sale

36 Ferndale Avenue, Portstewart BT55 7BL

Offers Over **£260,000**



Property Overview

- Semi detached chalet bungalow
- 4 Bedrooms, 1 Reception Room
- Oil fired central heating (new boiler fitted 2024)
- uPVC double glazed windows (except cloakroom)
- uPVC soffits, fascia and downpipes
- Tarmac driveway
- Popular residential area
- Fantastic family home / holiday home
- Within walking distance to Portstewart Golf Club and Strand Beach
- EPC - TBC

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Entrance Porch:

With uPVC front door with glass side panel, tiled floor, glass panel door leading to:

Hallway:

With telephone point, wood laminate flooring.

Lounge:

6.7m x 3.3m (22' 0" x 10' 10") (max) with mahogany fireplace surround with tiled inset and hearth, television point.



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Kitchen / Dining Area:

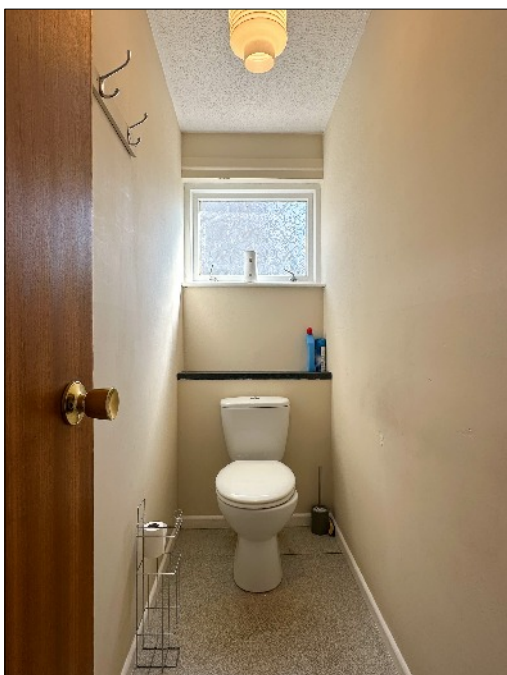
4.4m x 3.2m (14' 5" x 10' 6") with eye and low level units, part tiled walls, glass display unit, space for freestanding cooker, integrated fridge/freezer, stainless steel sink unit, extractor fan, plumbed for washing machine, uPVC part glazed back door.



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Bedroom (1):

3.4m x 2.5m (11' 2" x 8' 2") with laminate flooring, coving.



Cloakroom:

Comprising w.c., wooden single glazed window.

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First Floor

Landing:

With access to roofspace.

Bedroom (2):

4.8m x 3.4m (15' 9" x 11' 2") (max) with storage.



Bedroom (3):

3.4m x 3m (11' 2" x 9' 10") (max)



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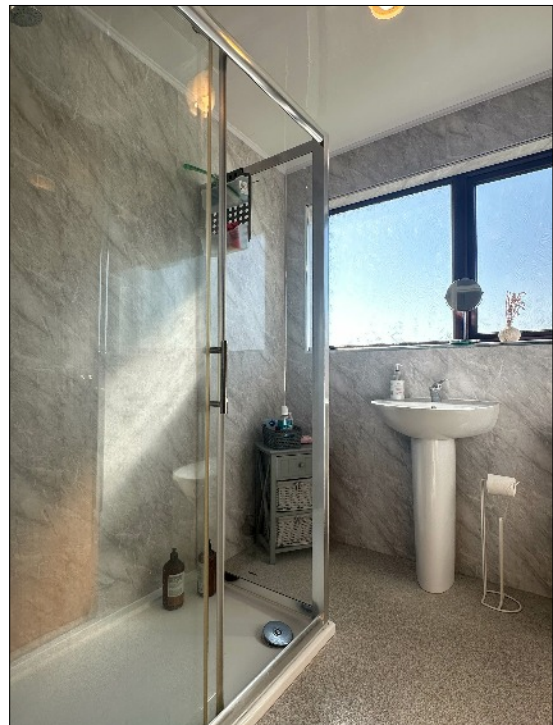
Bedroom (4):

3.7m x 3.2m (12' 2" x 10' 6") (max) with storage, skylight window.



Bathroom & w.c. Combined:

Comprising wash hand basin, w.c., shower cubicle with PVC panelling with mains shower fitting, PVC panelled walls and ceiling, heated towel rail.



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EXTERIOR FEATURES

Garden laid in lawn to the front with flowerbeds and concrete path. Tarmac driveway. Garden to rear laid in lawn enclosed by fencing with tarmac area and paving. Outside lights to front and rear. Water tap to rear. PVC oil tank. Oil boiler.

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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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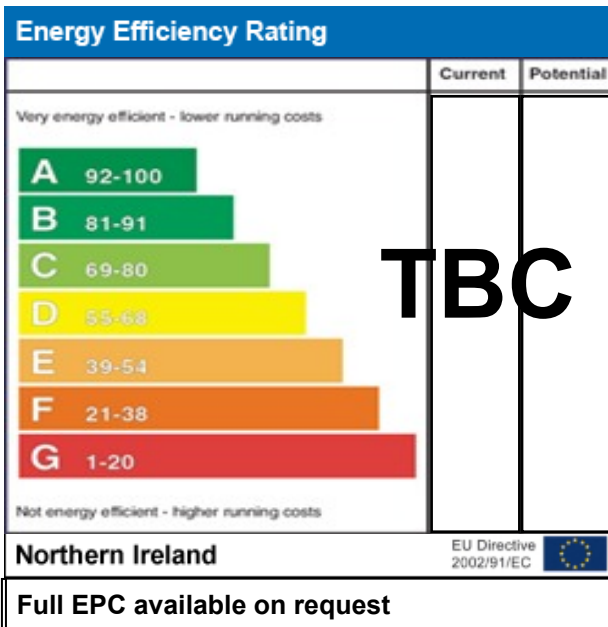


Property Location:

On approaching Portstewart from Coleraine on the Station Road, take your first left onto the Mill Road at the Mill Road roundabout. Take your fifth left onto Lisadell Avenue and Lisadell Grove is the first entrance on your left. Number 11 will be situated on the right hand side.

- Rates: The assessment for the year 2024/2025 is £1372.56
- Tenure: Freehold

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OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE
 PST1498 100924/MH

OUR OFFICE LOCATION



Google maps

mcafee

4 Coleraine Road
 Portstewart
 BT55 7JW



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