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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		58 D
39-54	E	51 E	
21-38	F		
1-20	G		

PORTSTEWART

127 Mill Road

BT55 7PQ

Offers Over £425,000

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A delightful four bedroom detached bungalow extending to approximately 1614 square feet of living space and offering spacious living accommodation throughout. This fine home also benefits from gardens to front and rear with beautiful views over to Donegal headlands including Malin Head, Atlantic Ocean, Old Town Golf Course and the Paps of Jura on the Western side of Scotland. In need of some modernisation, the property has still been well maintained and externally benefits from well kept gardens to front and rear. Located in the heart of Portstewart, literally on your doorstep are scenic coast walks, award winning beaches and some of the finest eating establishments on the North Coast. This excellent bungalow is without doubt suited to a wide spectrum of potential purchasers including families looking for a well laid out home in this highly regarded part of town. We highly recommend internal appraisal at your earliest convenience to appreciate this fine home.

Approaching Portstewart on the Station Road, take your first left at the Station Road roundabout onto Mill Road. No 127 will be located on your right hand side after the entrance to Old Coach Road and just before the entrance to Millbrook Park.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

6'1 wide

Entrance Hall:

6'1 wide with cloaks cupboard, double hot press, coving and access to roof space.

Lounge:

With Marble surround fireplace with Marble inset and hearth, coving, recessed lighting and partial sea views. 17'5 x 14'8



Family Room: 15'1 x 14'7

With Marble surround fireplace with Marble inset and hearth, coving, solid wood floor and PVC pedestrian door leading to conservatory.



Conservatory:

With tiled floor, sea views and PVC French doors leading to rear garden. 12'0 x 10'0



Kitchen/Dining Area:

With single drainer sink unit, high and low level units with tiling between, integrated hob with extractor fan above, integrated eye level 'Neff' oven, recess for microwave, plumbed for automatic dishwasher, space for fridge, breakfast bar and strip lighting. 14'5 x 13'6



Utility Room:

With stainless steel sink unit, low level built in units with tiling between, plumbed for automatic washing machine, pedestrian door leading to rear garden and access to integral garage. 11'2 x 6'1



Bedroom 1:

With built in furniture consisting of one double and one single wardrobe, feature corner window with partial sea views. 14'3 x 12'0

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



Bedroom 2:

With built in wardrobes, drawers and laminate wood floor. 12'10 x 12'8



Bedroom 3:

With built in bedside tables with shelving, over head storage and laminate wood floor. 11'1 x 9'9



Bedroom 4:

With coving and recessed lighting. 13'6 x 11'1



Bathroom:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, telephone hand shower over bath, fully tiled walls, shaver point and tiled floor.



EXTERIOR FEATURES:

Tarmac driveway leading to integral garage 19'0 x 10'7 with electric operated roller door, light and power points and boiler. Garden to rear is laid in lawn and fenced in with established shrubbery, plants and hedging. Paved patio area to rear and side and paved path surrounding the property. Light to front and rear. Double tap to rear. Shed to rear. Garden to front is laid in lawn with shrubbery.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Partial Sea Views & Donegal Headland Views To Rear

TENURE:

Leasehold

CAPITAL VALUE:

£270,000 (Rates: £2647.08 p/a approx.)



