



12 GARRYLABAN COURT, PORTSTEWART



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £285,000

12 GARRYLABAN COURT, PORTSTEWART

This charming detached bungalow offers 3 bedrooms, including one with an ensuite, a spacious dining kitchen plus a cosy lounge with a dual-fuel stove. Outside, you'll find a private rear garden with an insulated timber garden room, along with excellent car parking and the added bonus of 2 garages. Situated in a quiet development close to the town centre, this home is well finished throughout and ready to move in to and enjoy.

FEATURES

- Oil fired central heating system, enhanced by an 18kW dual fuel stove.
- Double glazing with uPVC frames.
- Newly installed composite front & back doors.
- Tarmac driveway leading to spacious parking area.
- Garden in lawn to the front & rear.
- Wild flower mature landscaped borders.
- Fully insulated timber garden room to the rear.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,617.66

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE HALL

Cloak cupboard; shelved hot press; 'Slingsby' ladder to the partially floored & insulated roof space.

LOUNGE

5.09 m x 3.89 m (16'8" x 12'9")

An 18kW dual-fuel stove, set within a charming red brick Inglenook fireplace with a wooden mantle and slate hearth providing heating for the room but also supports the heating of hot water and radiators throughout the home.

DINING KITCHEN

5.38 m x 5.37 m (17'8" x 17'7")

Range of fitted units; laminate work surfaces; stainless steel sink; electric oven & hob with extractor unit over; integrated under counter fridge; plumbed for dishwasher; tiled floor; part tiled walls.

UTILITY ROOM

2.47 m x 1.50 m (8'1" x 4'11")

Range of fitted units; laminate work surfaces; stainless steel sink; plumbed for washing machine; tiled floor; door to the rear.

BEDROOM 1

3.91 m x 3.08 m (12'10" x 10'1")

Double bedroom to the rear.

ENSUITE

2.45 m x 1.17 m (8'0" x 3'10")

Large tiled shower cubicle; toilet; vanity unit with wash hand basin; chrome towel radiator; tiled floor; part tiled walls; extractor fan.

BEDROOM 2

3.17 m x 3.50 m (10'5" x 11'6")

Double bedroom to the front.

BEDROOM 3

2.38 m x 3.09 m (7'10" x 10'2")

Single bedroom to the side; built in wardrobe.

BATHROOM

2.45 m x 1.98 m (8'0" x 6'6")

Panel bath with shower over; toilet; vanity unit with wash hand basin; chrome towel radiator; tiled floor; part tiled walls; extractor fan.

EXTERIOR

GARDEN ROOM

3.16 m x 3.17 m (10'4" x 10'5")

Fully insulated timber garden room; double glazed windows; power & light.

GARAGE 1

6.00 m x 3.56 m (19'8" x 11'8")

Remote electric roller door; wash hand basin; plumbed for toilet; oil boiler; concrete floor; power & light.

GARAGE 2

7.18 m x 4.27 m (23'7" x 14'0")

Remote electric roller door; concrete floor; power & light.

OUTSIDE FEATURES

- Garden in lawn to the front & rear.
- Fully insulated timber garden room.
- Wild flower borders.
- Tarmac driveway leading to spacious parking area.
- uPVC fascia boards.
- Two garages to the rear.
- External power points.
- Outside light & tap.



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