



1A GALVALLY ROAD, PORTSTEWART



X 2



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £175,000

1A GALVALLY ROAD, PORTSTEWART

This beautifully presented first floor apartment occupies a prime position at the entrance of this sought after development, within an exclusive block of just six apartments.

The property boasts bright accommodation, featuring an open plan kitchen, living & dining area, two generously sized bedrooms and a full bathroom.

With views over Station Road in the popular seaside town of Portstewart, this apartment presents an outstanding opportunity for buyers seeking coastal lifestyle in a convenient and desirable location.

FEATURES

- Mains gas central heating.
- Double glazing in uPVC frames.
- Well maintained, secure communal entrance.
- 1 x allocated car parking space plus additional visitor spaces.
- Well maintained communal gardens throughout the development.

ADDITIONAL INFORMATION

TENURE: Leasehold
ANNUAL RATES: £784.32
ANNUAL SERVICE CHARGE: £625

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

OPEN PLAN KITCHEN, LIVING & DINING

KITCHEN AREA

2.35 m x 2.84 m (7'9" x 9'4")

Range of fitted units; laminate work surfaces; stainless steel sink; electric oven; gas hob with extractor unit over; integrated fridge/freezer and washing machine; gas boiler cupboard; spot lighting.

LIVING & DINING AREA

3.81 m x 4.48 m (12'6" x 14'8")

Views to the front; tiled flooring.

BEDROOM 1

4.59 m x 2.98 m (15'1" x 9'9")

Double bedroom to the rear; modern fitted wardrobe; TV & telephone points.

BEDROOM 2

2.87 m x 2.62 m (9'5" x 8'7")

Double bedroom to the rear.

BATHROOM

1.51 m x 2.60 m (4'11" x 8'6")

Panel bath with shower over; toilet; wall mounted wash hand basin; part tiled walls; tiled flooring; spot lighting; extractor fan.

EXTERIOR

OUTSIDE FEATURES

- Secure intercom system.
- Communal garden areas.
- 1 x allocated plus visitor parking spaces.



Regulated
by RICS



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