



17 CAPPAGH GREEN, 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	83

OFFERS OVER £225,000

# 17 CAPPAGH GREEN, PORTSTEWART

This impressive semi-detached home is beautifully finished to a high standard, providing generous living accommodation designed for comfort and style. The west-facing garden is a standout feature, offering the perfect setting to enjoy long afternoons and evening sunshine. A fully insulated garden room adds a versatile, year-round space, ideal for a home office, gym, or outdoor lounge. Located near the coast, this property blends modern living space, making it an ideal choice for families or those looking to enjoy a premium coastal lifestyle.

PLEASE NOTE: Radius Housing hold an option to purchase which will remain on title until 3rd June 2026 therefore should any future owner wish to sell prior to this date they must first offer the property to Radius Housing at market value. Should Radius Housing not wish to exercise their right to purchase, the property can then be placed on the open market.

## FEATURES

- Mains gas central heating.
- Double glazing with uPVC frames.
- Fully enclosed West facing garden & patio area.
- CAT 6 wiring from lounge to all bedrooms.
- Composite front door.
- Tarmac driveway with parking area.
- Fully insulated timber garden room to the rear.
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## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,176.48

ANNUAL SERVICE CHARGE: £0

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

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Tiled floor.

## LOUNGE

3.78 m x 3.67 m (12'5" x 12'0")  
Laminate wood flooring; granite fireplace with electric fire & marble surround; spot lighting.

## KITCHEN

3.50 m x 4.93 m (11'6" x 16'2")  
Range of fitted units; laminate work surfaces; stainless steel sink; integrated fridge freezer & dishwasher; electric oven & hob with extractor unit over; gas boiler; tiled floor; spot lighting; door to the rear; access to the utility.

## UTILITY ROOM

2.20 m x 1.60 m (7'3" x 5'3")  
Range of fitted units; laminate work surfaces; stainless steel sink; plumbed for washing machine; space for dryer; spot lighting; access to under stairs storage.

## DOWNSTAIRS W/C

1.10 m x 1.65 m (3'7" x 5'5")  
Toilet; wash hand basin; chrome towel radiator; tiled floor; spot lighting; extractor fan.

## FIRST FLOOR

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## LANDING

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Shelved linen cupboard; access to the roof space.

## BEDROOM 1

3.77 m x 3.88 m (12'4" x 12'9")  
Double bedroom to the front; built in sliding door wardrobe; storage cupboard.

## ENSUITE

2.99 m x 1.01 m (9'10" x 3'4")  
Large tiled shower cubicle; toilet; wash hand basin; chrome towel radiator; tiled floor; spot lighting; extractor fan.

## BEDROOM 2

3.12 m x 2.86 m (10'3" x 9'5")  
Double bedroom to the rear.

## BEDROOM 3

3.51 m x 2.02 m (11'6" x 6'8")  
Single bedroom to the rear.

## BATHROOM

2.55 m x 1.88 m (8'4" x 6'2")  
Panel bath with electric shower; toilet; wall mounted vanity unit with wash hand basin; chrome towel radiator; tiled floor; spot lighting; part tiled walls; extractor fan.

## EXTERIOR

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## GARDEN ROOM

4.79 m x 3.10 m (15'9" x 10'2")  
Fully insulated timber garden room; sliding door; spot lighting; power.



Regulated  
by RICS



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