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**ARMSTRONG GORDON**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PORTSTEWART**

72 Station Road

BT55 7HQ

Offers Over £395,000

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A beautiful and deceptively spacious three bedroom detached bungalow in excellent condition throughout. Extending to approximately 1442 sq ft of internal living space this delightful property has recently had a major refurbishment creating a rear extension with impressive open plan kitchen layout with excellent specification. This impressive and well laid out home presents itself as a wonderful opportunity to purchase a superb home in a very popular residential location of Portstewart. Internally the property is both bright and spacious and viewers are sure to be impressed by the layout and modern features which are on offer. Externally the property benefits from an easy to maintain fully enclosed south westerly facing rear garden. All in all, this is a home that will suit the modern family and those looking to be located in a well established part of town. Early internal appraisal comes highly recommended.

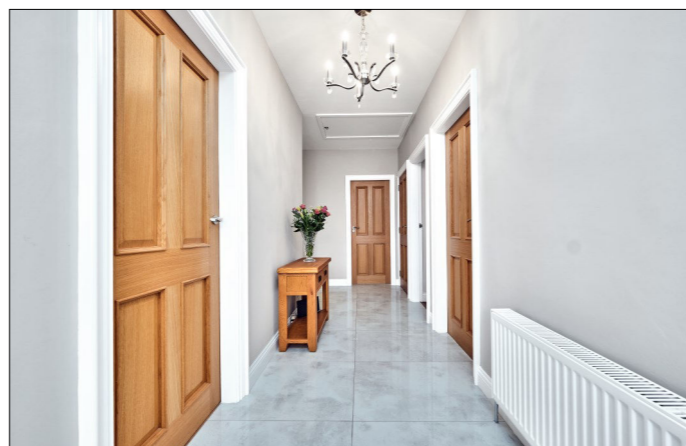
Approaching Portstewart on the Station Road, go through the Mill Road roundabout and No. 72 will be located on your left hand side opposite the entrance to Culdaff Road.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

4'9 wide with cloaks cupboard, access to roof space and porcelain tiled floor.



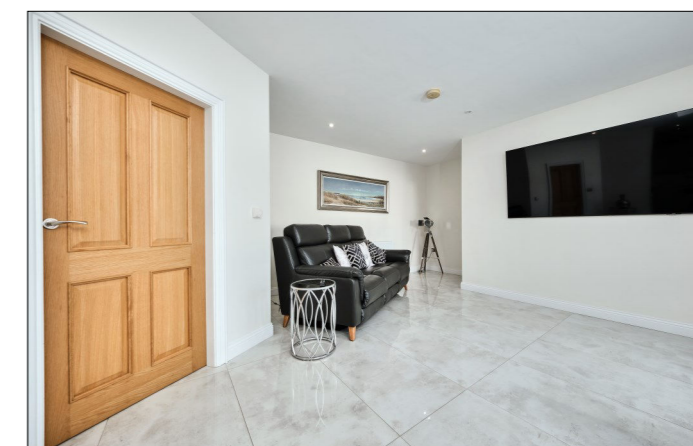
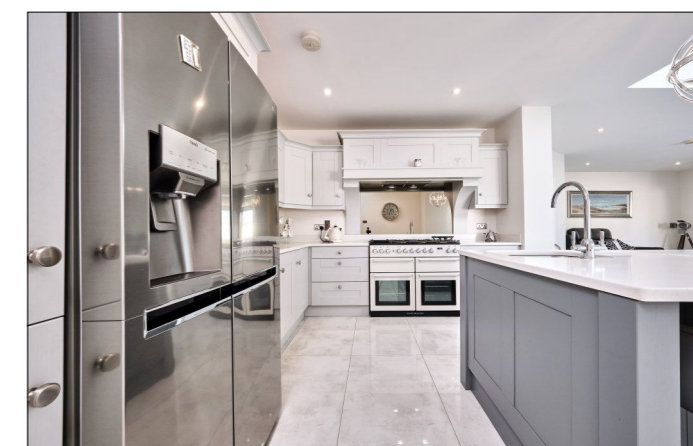
**Lounge:**

With marble surround fireplace having cast iron inset and granite hearth and solid wood floor. 17'8 x 12'3



**Kitchen/Dining Area:**

With undermount single drainer stainless steel sink unit set in island unit with granite worktop and integrated dishwasher, low level units with drawer bank, breakfast bar and seating for multiple people, high and low level units with granite worktops and upstands, space for American style fridge freezer, space for gas range with concealed extractor fan above, shaker style wood surround and glass splashback, saucepan drawers, larder cupboard with pullout drawers, saucepan drawers, large lightwell, larder cupboard, overhead storage, vertical radiator, recessed lighting porcelain tiled floor and sliding patio doors leading to rear garden. 27'3 x 23'6



**Utility Room:**

With single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine and space for tumble dryer, porcelain tiled floor, extractor fan and pedestrian door leading to front of property. 8'4 x 7'9



**Bedroom 1:**

Accessed off kitchen. With porcelain tiled floor and sliding patio doors leading onto rear garden.  
13'7 x 10'2



**Dressing Room:**

With dressing table having drawer bank below, shelving for shoes, rails, shelving and additional drawers, vertical radiator, porcelain tiled floor, 'Velux' windows.



**Ensuite:**

With w.c., wash hand basin set in vanity unit with storage below and illuminated mirror above, fully tiled walk in shower cubicle with mains shower, rainfall shower fitting and additional hand shower, heated towel rail, fully tiled walls, recessed lighting, extractor fan and porcelain tiled floor.

**Bedroom 2:**

With laminate wood floor. 12'9 x 11'8



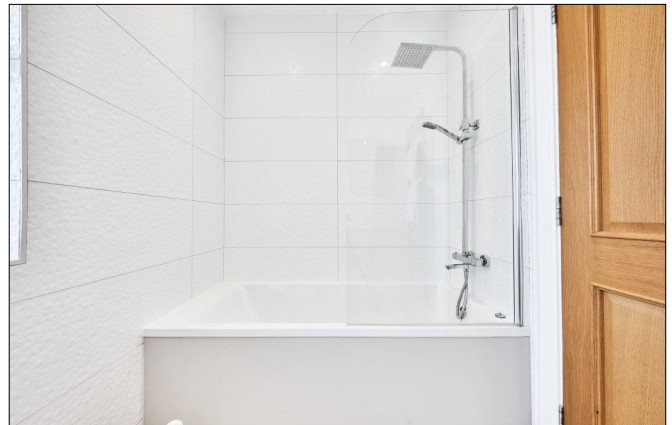
### **Bedroom 3:**

With built in mirrored slide robes and laminate wood floor. 12'1 x 11'8



### **Bathroom :**

With white suite comprising w.c., wash hand basin set in vanity unit with storage below and illuminated mirror above, mains rainfall shower head above bath with additional telephone hand shower, heated towel rail, fully tiled walls, recessed lighting, extractor fan and tiled floor.



### **EXTERIOR FEATURES:**

Tarmac driveway to front with parking for several cars. Garden to rear is fully enclosed with extensive paved patio area. Light to front and rear. Tap to rear.

### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Extensively Renovated in 2021
- \*\* Popular Residential Location

### **TENURE:**

To Be Confirmed

### **CAPITAL VALUE:**

£190,000 (Rates: £1862.76 p/a approx.)



