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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	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

1 Cromlech Park

BT55 7QD

Offers Over £369,000

028 7083 2000  
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Occupying a choice corner site, this is a superb opportunity to acquire a 5 bedroom detached chalet bungalow with detached garage which is in fantastic decorative order throughout and is both bright and spacious. This impressive home offers ideal accommodation for most family requirements and we feel that properties of this size and price range are actually quite rare on today's open market. Externally the property benefits from a fully enclosed rear garden with patio and barbeque area. This is a most attractive family home offering exceptionally well appointed living accommodation so we therefore highly recommend early internal viewing.

Coming into Portstewart on the Coleraine Road, turn onto Agherton Road opposite Tesco's. Take your third right into Cromlech Park and No.1 will be situated on the corner on your left.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

6'5 wide with hot press, dado rail and tiled floor.

**Lounge:**

With pine surround fireplace with cast iron inset, tiled hearth and piped for gas fire and solid wood floor. 16'0 x 11'7



**Kitchen/Dining Area: 14'9 x 11'7**

With undermount bowl and half stainless steel sink unit set in granite worktops with upstands, range of high and low level built in units with under unit lighting, integrated fridge, ceramic hob, integrated oven and stainless steel extractor fan with granite splashback, illuminated glass display cabinet, drawer bank, recessed lighting in pelmets, tiled floor and PVC sliding patio doors leading to rear garden.



**Utility Room: 9'1 x 5'0**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, plumbed for automatic washing machine, tiled floor and uPVC stable pedestrian door leading to side of property.

**Bedroom 1:**

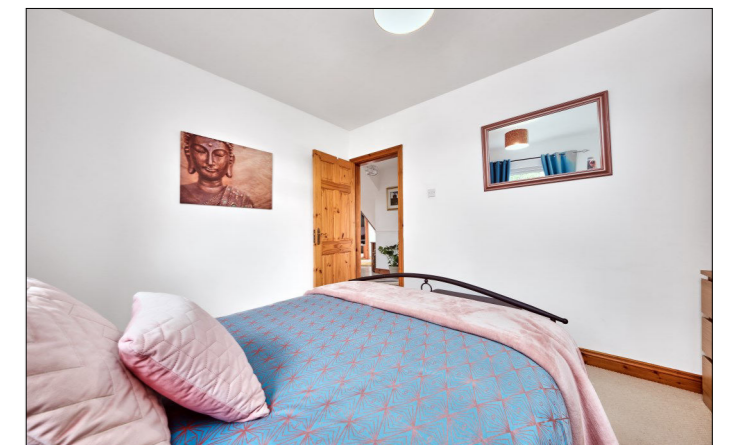
11'7 x 10'0

**Ensuite** off with w.c., wash hand basin with storage below and tiled splashback, fully tiled walk in shower cubicle with mains rainfall shower, additional telephone hand shower, extractor fan and tiled floor.



**Bedroom 2:**

11'7 x 10'0



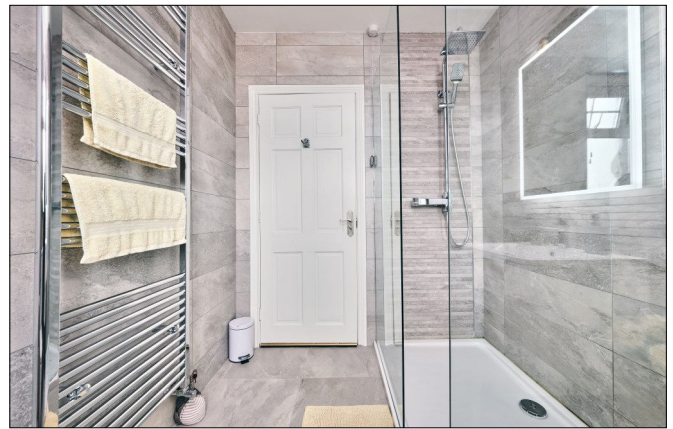
**Bedroom 3:**

With dimmer control panel. 10'2 x 10'2



**Bathroom:**

With w.c., wash hand basin with storage below and illuminated mirror above, fully tiled walk in shower cubicle with rainfall shower, additional telephone hand shower, fully tiled walls, vertical radiator, extractor fan, recessed lighting and tiled floor.



**FIRST FLOOR:**

**Landing:**

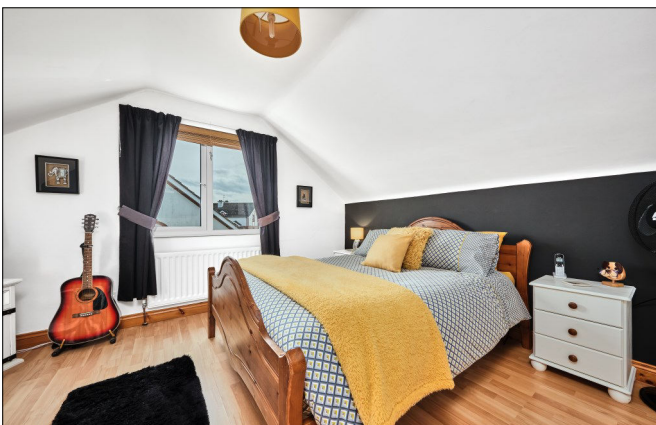
With 'Velux' window and laminate wood floor.

**Bedroom 4:**

With laminate wood floor, access to eaves and 'Velux' window. 16'8 x 12'8

**Bedroom 5:**

With built in wardrobe, access to eaves and laminate wood floor. 12'8 x 11'8



### **Shower Room:**

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, 'Velux' window, recessed lighting and tiled floor.



### **EXTERIOR FEATURES:**

Tarmac driveway leading to detached garage 19'5 x 11'4 with light and power points, boiler and floored roof space. Garden to front is laid in lawn with trees and shrubbery. Garden to rear is laid in lawn and fenced in with paved patio area and surrounded by established trees, shrubbery and plants. Screened area to side with concrete path surrounding the property. Light to front and rear. Tap to side. Shed to side.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating (New Oil Tank, Newish Grant Boiler)
- \*\* PVC Double Glazed Windows (Newly Installed)
- \*\* Detached Garage
- \*\* New PVC Guttering & Dry Verge

### **TENURE:**

Leasehold

### **CAPITAL VALUE:**

£180,000 (Rates: £1,764.72 p/a approx.)

