

**For Sale**

27 Enterprise Avenue, Portstewart, BT55 7JS

Offers Over **£435,000**



**Property Overview**

- Semi Detached House
- 4 Bedrooms, 1 Reception Room
- Recently modernised home including re-wired and re-plumbed
- Sea views from the front of the property
- Within a few minutes walking distance to Portstewart Promenade and its many shops, cafes and schools
- Convenient to Portstewart beach and golf course
- Gas heating
- uPVC double glazed windows and doors
- Superb condition both internally and externally
- Rates: The assessment for the year 2024/2025 is £1,666.68
- EPC Rating - C73

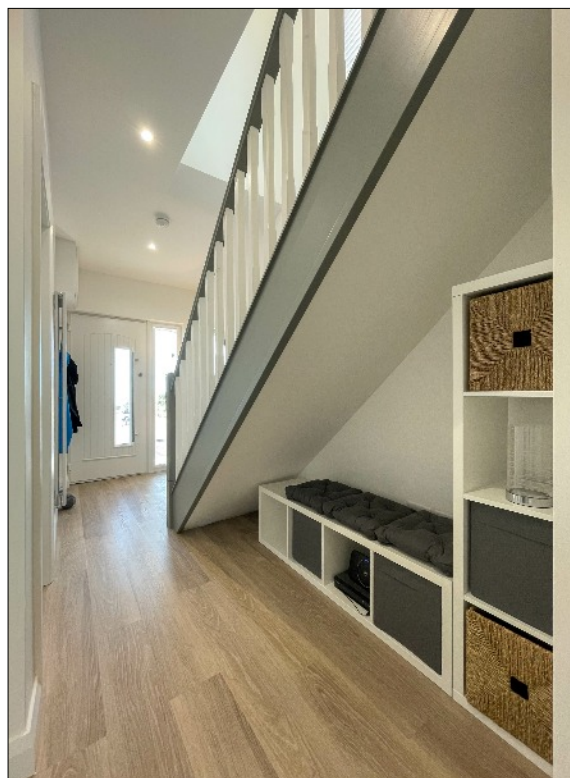


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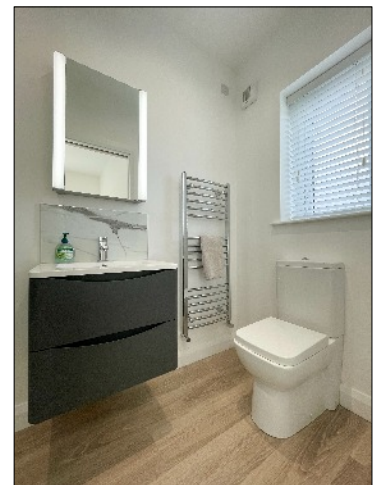
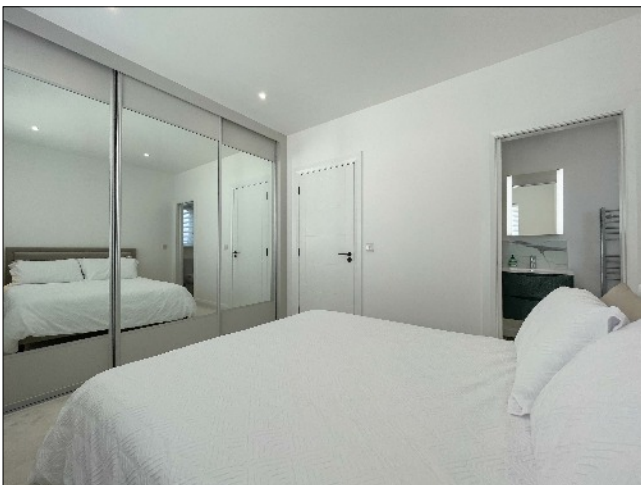
**Entrance Hall:**

With steps leading up to the front door, exterior canopy and recess lighting, composite glass panel front door with glass side panels, wooden effect flooring, wall mounted radiator, recess lighting, composite glass panel rear door.





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**Bedroom (1):**

3.82m x 2.96m (12' 6" x 9' 9")

with built in mirrored sliderobes, wall mounted radiator, recess lighting.

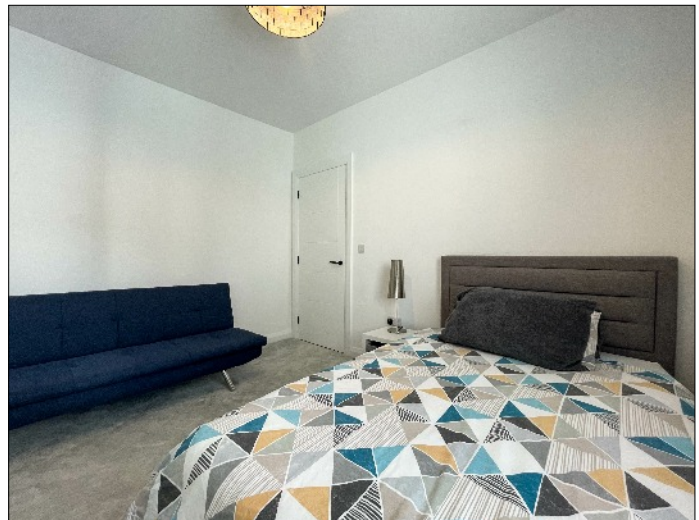
**En-suite:**

Comprising PVC panelled shower enclosure with mains shower fitting, wash hand basin set in vanity unit, w.c., wooden effect flooring, heated towel rail, recess lighting, extractor fan, wall mounted bathroom cabinet with lighting.

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**Bedroom (2):**  
3.35m x 3.3m (11' 0" x 10' 10") plus bay window, with built in mirrored sliderobes, sea views.



**Bedroom (3):**  
3.5m x 3.04m (11' 6" x 10' 0") with built in mirrored sliderobes.



**Bathroom:**

Comprising panel bath with PVC panelling around bath and telephone hand shower, PVC panelled shower enclosure with mains shower fitting, wash hand basin set in vanity unit, w.c., tile effect flooring, heated towel rail, recess lighting, extractor fan, wall mounted touch sensor mirror with concealed lighting.





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## FIRST FLOOR

### Landing:

With store housing pressurised system, recess lighting.

Open plan Lounge / Dining / Kitchen



### Lounge / Dining: 5.38m x 4.2m (17' 8" x 13' 9")

(Max) with patio doors and safety screen to take advantage of the sea views, built in recess for television and recess flame effect electric fire, wooden effect flooring, wall mounted radiators, recess lighting, access to roof space by ladder.





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**Kitchen: 3.74m x 2.59m (12' 3" x 8' 6")**

with eye and low level units including larder unit and saucepan drawers, Schock one and a half bowl sink unit, integrated Montpellier dishwasher, integrated Beko fridge / freezer, Schock induction hob, Hotpoint oven and microwave / oven, concealed lighting, wooden effect flooring, recess lighting.



**Utility Room: 2.16m x 1.5m (7' 1" x 4' 11")**

with low level units, single bowl stainless steel sink unit, plumbed for washing machine, space for tumble dryer, wooden effect flooring, recess lighting.

**Shower Room:**

Comprising PVC panelled shower enclosure with mains shower fitting, wash hand basin set in vanity unit, w.c., heated towel rail, recess lighting, extractor fan.



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**EXTERIOR FEATURES**

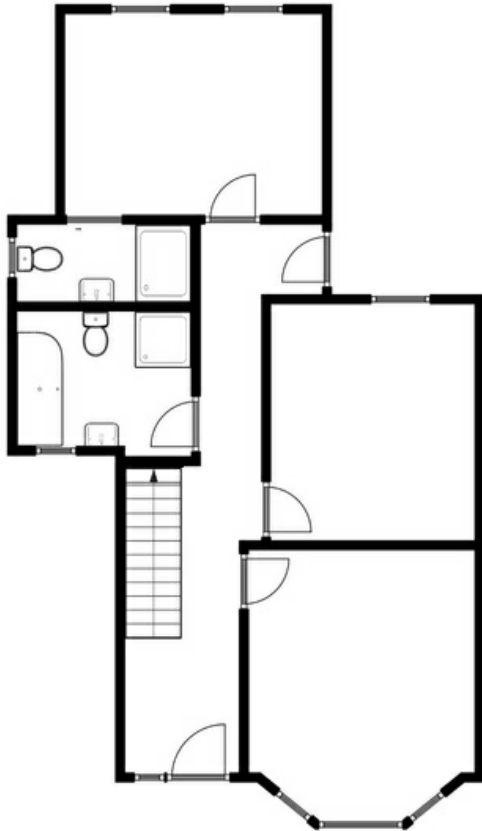
Extensive tarmac parking area to the front of the property. Paved path to the side. Water tap to the side. Paved yard to the rear of the property with pedestrian gate to the side. Power points and outside lights to the rear. Store: 4.3 x 3.5 (exterior measurements) with wooden double doors.



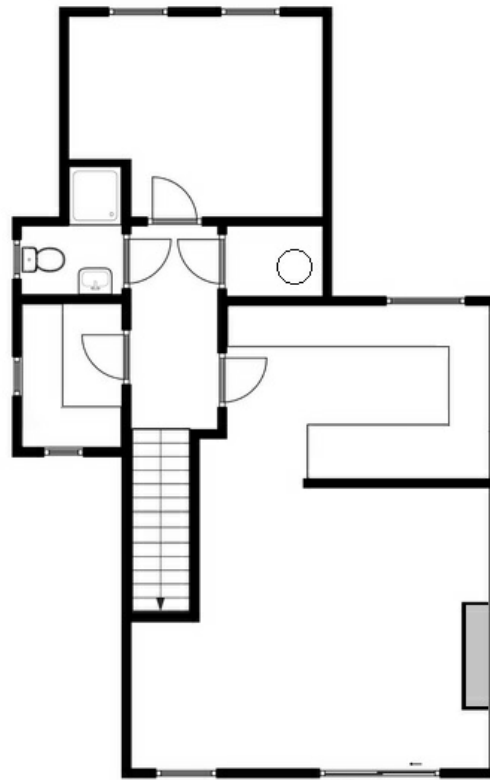


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## FLOOR PLANS



**GROUND FLOOR**



**FIRST FLOOR**

**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.



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**Property Location:**

On leaving Portstewart along the Coleraine Road, take to first turning on the right onto Enterprise Avenue and Number 27 is situated on the left hand side.



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**Energy Efficiency Rating**

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| <b>A</b> 92 plus                            |           |           |
| <b>B</b> 81-91                              |           |           |
| <b>C</b> 69-80                              | <b>72</b> | <b>73</b> |
| <b>D</b> 55-68                              |           |           |
| <b>E</b> 39-54                              |           |           |
| <b>F</b> 21-38                              |           |           |
| <b>G</b> 1-20                               |           |           |
| Not energy efficient - higher running costs |           |           |

**OFFICE OPENING HOURS**

|           |        |   |       |
|-----------|--------|---|-------|
| Monday    | 09:00  | - | 17:30 |
| Tuesday   | 09:00  | - | 17:30 |
| Wednesday | 09:00  | - | 17:30 |
| Thursday  | 09:00  | - | 17:30 |
| Friday    | 09:00  | - | 17:30 |
| Saturday  | 09:30  | - | 12:30 |
| Sunday    | Closed |   |       |

**WEBSITE AND E-MAIL**

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**

PST1424 141024/MH

Northern Ireland

EU Directive 2002/91/EC

Full EPC available on request

**OUR OFFICE LOCATION**



Google maps



**FOLLOW US ON FACEBOOK**





# Think

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