



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

132 Coleraine Road

BT55 7HT

Offers Over £285,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

Located on the main approach Road coming into Portstewart and within proximity to the Promenade, this three bedroom detached bungalow offers comfortable and pragmatic living accommodation throughout. Internally the property will need modernised but will have great potential and can be looked at as a blank canvas. Externally the property benefits from a mature and established south westerly facing rear garden. This well located home benefits from not only being close to most local amenities but also on its doorstep are scenic coast walks, award winning beaches and some of the finest eating establishments on the North Coast. This property would be suited to a wide spectrum of potential purchasers looking for a home in this most beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road, No. 132 will be located on your left hand side just after the Texaco filling station and entrance to Larkhill Road.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:
4'7 wide with tiled floor.

Entrance Hall:
4'7 wide with two double storage cupboards with over head storage and access to roof space.

Lounge/Dining Room: 27'9 x 14'1

With Mahogany surround fireplace with tiled inset and hearth, wired for wall light and sliding patio doors leading to:



Conservatory: 11'5 x 8'7

With tiled floor and PVC pedestrian door leading to rear garden.



Kitchen:

With single drainer sink unit, high and low level units with tiling between, space for fridge freezer, space for cooker, plumbed for automatic washing machine, glass display cabinets, half tiled walls, strip lighting and door leading to conservatory. 12'0 x 11'9



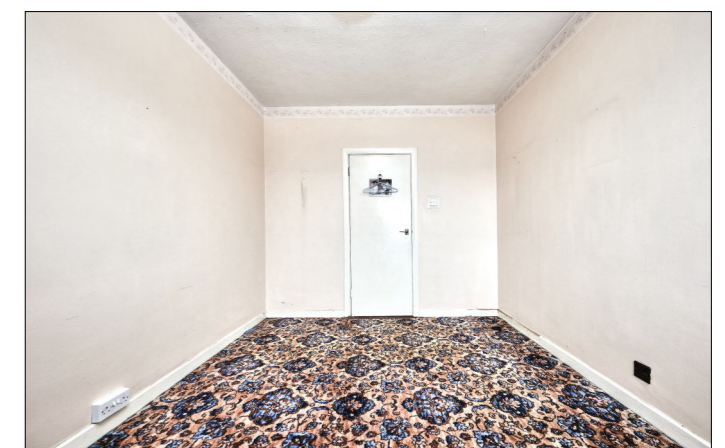
Bedroom 1:

With double wardrobe and over head storage. 11'7 x 9'9



Bedroom 2:

11'9 x 9'3



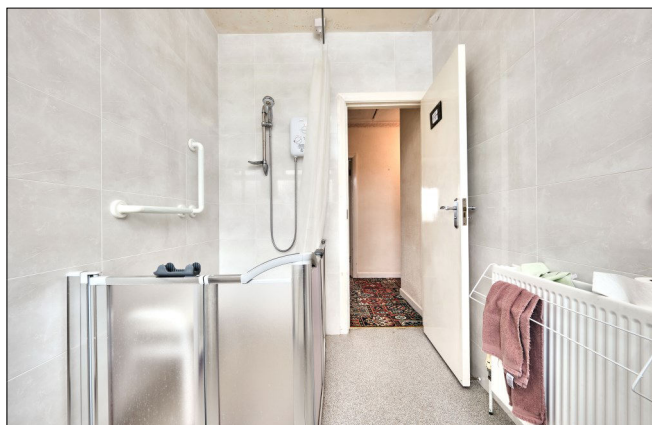
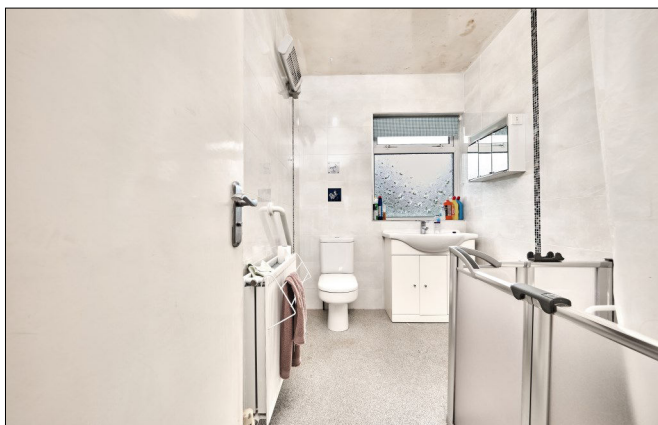
Bedroom 3/Office:

11'9 x 8'4



Bathroom:

With white suite comprising w.c., wash hand basin with storage below, fully tiled walk in shower area with electric shower, fully tiled walls, shaver point and extractor fan.



EXTERIOR FEATURES:

Garden to rear is fenced and laid in lawn surrounded by established shrubbery, hedging and trees. Elevated concrete path with additional concrete patio area. Light to front and rear. Tap to rear. Storage area to rear with lights 11'5 x 6'5 leading to additional storage area 8'8 x 3'2. Driveway leading to attached garage 15'8 x 10'2 with light and power points, gas boiler, roller door and pedestrian door leading to rear store.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Attached Garage
- ** Extensive Private Back Garden

TENURE:

TBC

CAPITAL VALUE:

£165,000 (Rates: £1,617.66 p/a approx.)



