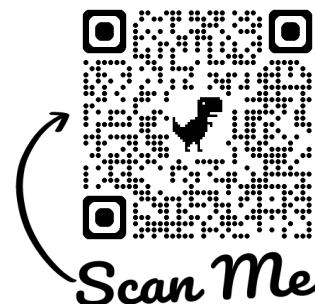


## For Sale

37 Seahaven Drive, Portstewart BT55 7DX

Offers Over **£210,000**



### Property Overview

- Semi Detached Bungalow
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows and doors
- uPVC soffits, fascia and guttering
- Burglar alarm installed
- Cul-de-sac location just off the Coleraine Road, convenient to the town centre and schools
- EPC Rating - E50

37 Seahaven Drive, Portstewart BT55 7DX

**Entrance Hall:**

With uPVC glass panel front door and glass side panel, access to roof space, hot press / storage cupboard, laminate flooring, recess lighting.

**Lounge:**

4.3m x 3.5m (14' 1" x 11' 6") with tiled fireplace and tiled hearth, dimmer switch, laminate flooring.

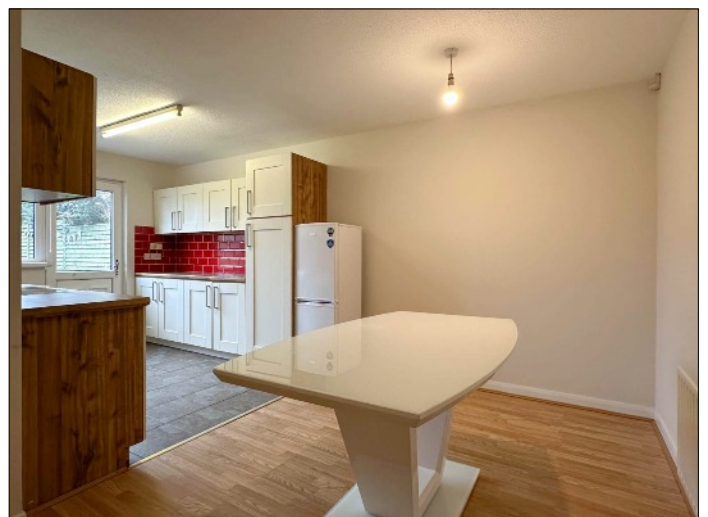




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**Kitchen / Dining Area:**

5.4m x 3.9m (17' 9" x 12' 10") (L-shaped – max) with eye and low level units, stainless steel sink unit and drainer, tiled between units, stainless steel extractor fan, space for cooker, plumbed for washing machine, strip lighting in kitchen, uPVC glass panel rear door, tiled floor in kitchen, laminate flooring in dining area.



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**Bedroom 1:**

3.3m x 3m (10' 10" x 9' 10") with built-in double wardrobe.



**Bedroom 2:**

3.1m x 3m (10' 2" x 9' 10") (max)





37 Seahaven Drive, Portstewart BT55 7DX

**Bedroom 3:**

2.9m x 2.5m (9' 6" x 8' 2")



**Bathroom and w.c. combined:**

Comprising panel bath with electric shower fitting and shower screen over bath, tiled around bath, wash hand basin with tiled splashback, w.c.





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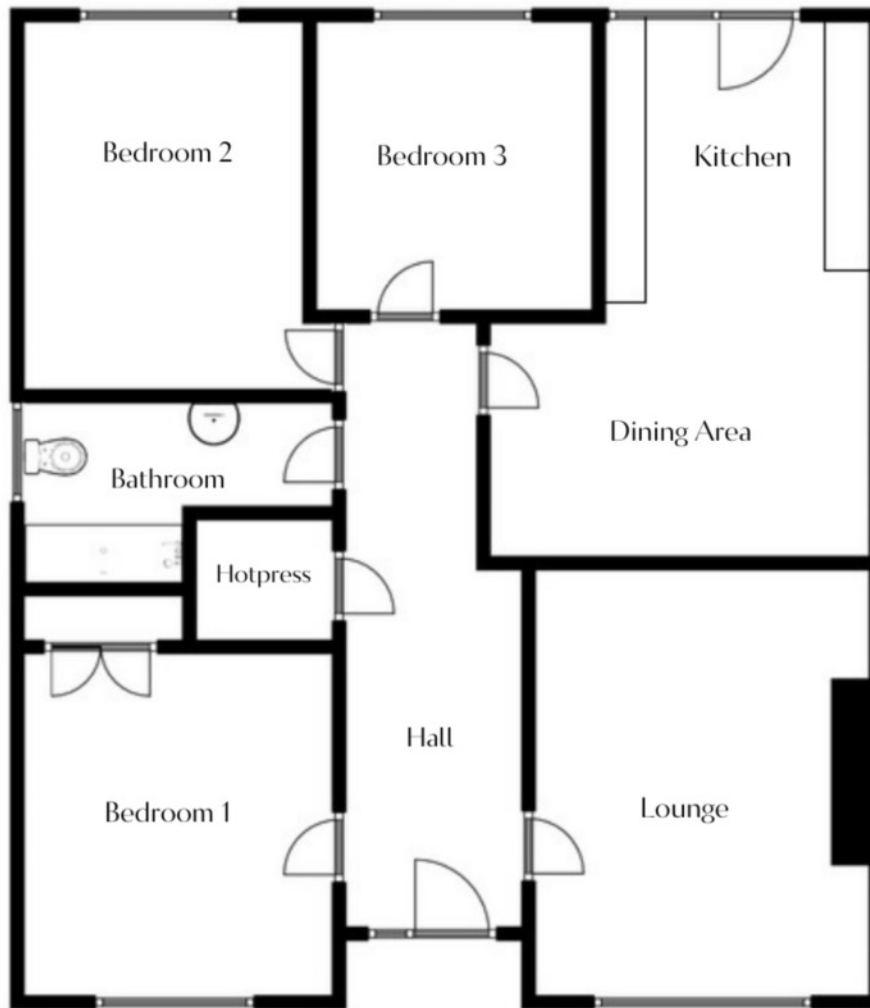
## EXTERIOR FEATURES

Part concrete driveway. Garden laid in lawn to front with concrete path and fence enclosed. Tiled steps to entrance door. Outside lights to front and back. Garden laid in lawn to rear enclosed by fencing. Paved patio area to rear with concrete path. PVC oil tank. Oil boiler. Pedestrian gate to side. Part concrete driveway. Garden laid in lawn to front with concrete path and fence enclosed. Tiled steps to entrance door. Outside lights to front and back. Garden laid in lawn to rear enclosed by fencing. Paved patio area to rear with concrete path. PVC oil tank. Oil boiler. Pedestrian gate to side.



37 Seahaven Drive, Portstewart BT55 7DX

## FLOOR PLANS



**GROUND 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.**

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

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.



37 Seahaven Drive, Portstewart BT55 7DX



**Property Location:**

On approaching Portstewart along the Coleraine Road, turn left at the Burnside roundabout onto Burnside Road and Number 35 is situated along on the right hand side. On approaching Portstewart along the Coleraine Road, turn right into St Johns Close, take the first right onto Seahaven Drive. Continue round and Number 37 is situated on the left hand side.

Rates 2024 / 2025: £1127.46

Tenure: TBC



37 Seahaven Drive, Portstewart BT55 7DX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<b>A</b>	92-100		
<b>B</b>	81-91		
<b>C</b>	69-80		
<b>D</b>	55-68		60
<b>E</b>	39-54	50	
<b>F</b>	21-38		
<b>G</b>	1-20		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	
<b>Full EPC available on request</b>			

**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**

PST1504 071124/MH

**OUR OFFICE LOCATION**





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