



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

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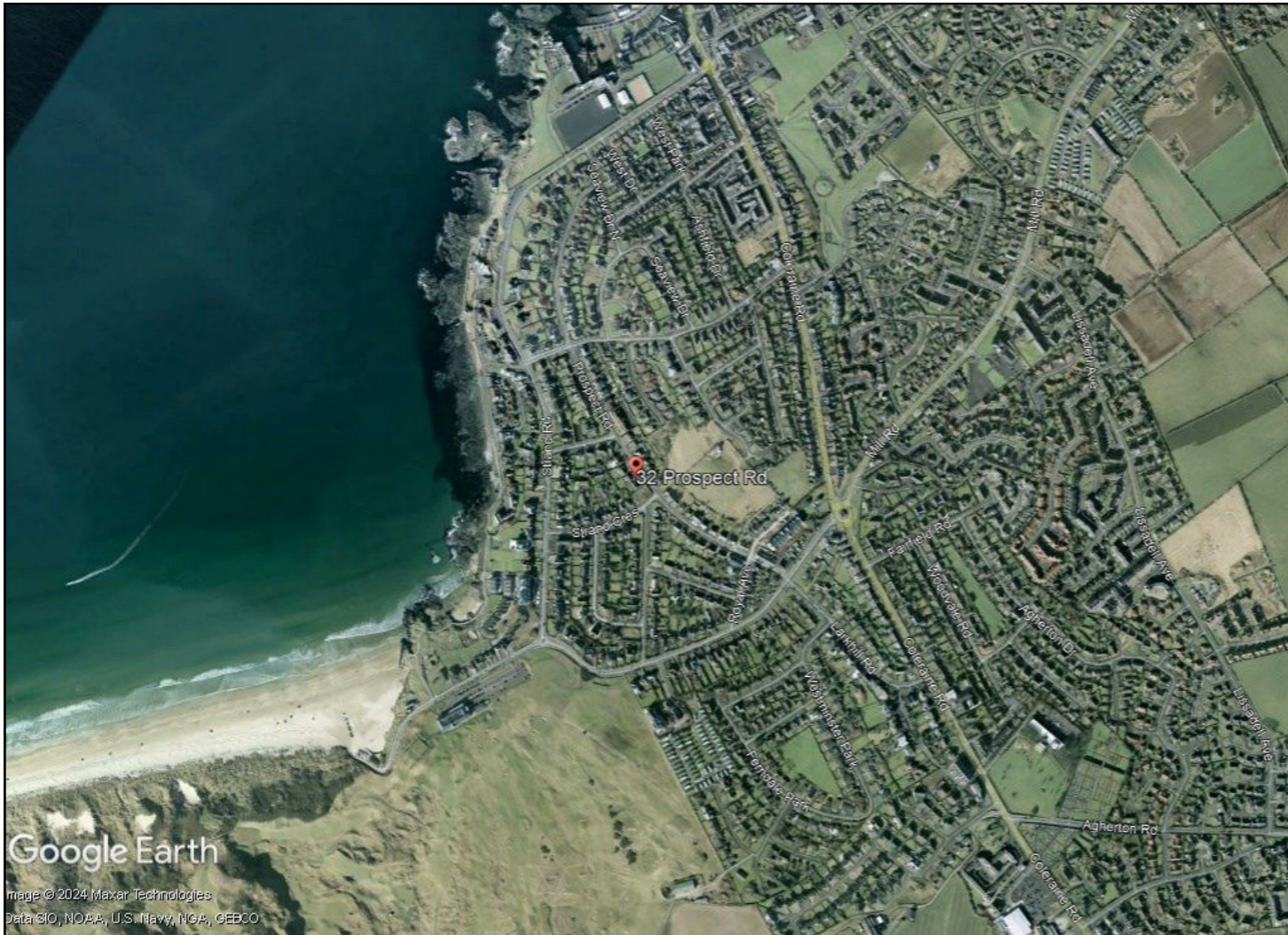
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- Buy To Let
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- Landlord Insurance



ARMSTRONG GORDON



Google Earth

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	50 E
21-38	F		
1-20	G		

PORTSTEWART

32 Prospect Road

BT55 7NQ

Offers Over £425,000

028 7083 2000
www.armstronggordon.com

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A fantastic opportunity to acquire a three bedroom detached bungalow constructed circa 1950's and situated in one of Portstewart's most popular residential locations. Internally the property offers well laid out living accommodation and is both bright and spacious with generously proportioned rooms throughout. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments. We are confident that on internal appraisal one will appreciate the style, type and location which is on offer so therefore highly recommend early internal inspection.

Approaching Portstewart on the Coleraine Road, take your first left at the Burnside roundabout onto the Burnside Road. Take your first right onto Prospect Road and No.32 will be located on your left hand side just after the entrance to Strand Crescent.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

4'7 wide with access to roof space, built in storage cupboard with over head storage and built in double cupboard housing gas boiler.

Lounge: 22'5 x 14'2

With glass frosted panels to hallway and steps down into living room. With tiled surround fireplace with wood mantle and tiled hearth, wood shelving, wiring for wall lights, coving and door leading to:



Kitchen/Dining Area: 11'5 x 10'1

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, space for oven, extractor fan above, plumbed for automatic dish washer, space for fridge, corner shelving, larder cupboard, drawer bank, fully tiled walls and wood sheeted ceiling.



Utility Room:

With plumbing for automatic washing machine, space for tumble dryer and freezer and tiled floor. 7'4 x 6'8

Sun Room (Off Lounge):

With strip lighting and door into garage. 21'6 x 6'2



Bedroom 1:

12'1 x 10'9

Bedroom 2:

With built in furniture consisting of a double wardrobe, chest of drawers and over head storage.
10'9 x 10'2

**Bedroom 3:**

With built in furniture consisting of a double wardrobe, dressing table and over head storage.
10'2 x 10'2

**Bathroom:**

With wash hand basin, electric shower over bath, part tiled walls and pine sheeted bath panel.

Separate W.C.:

With w.c.

EXTERIOR FEATURES:

Garden to rear is fenced in with extensive paved patio area leading to large lawned garden with established shrubbery, hedging and plants. Light to front and rear. Tap to rear. Tarmac driveway leading to integral garage 17'6 x 8'4 with roller door, light and power points and additional storage to rear. Garden to front is laid in lawn with established shrubbery and crazy paving.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Generous & Mature Site

TENURE:

Leasehold

CAPITAL VALUE:

£190,000 (Rates: £1,862.76 p/a approx.)

