



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

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

27 Larkhill Road

BT55 7JA

Offers Over £525,000

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A beautiful and delightful five bedroom detached family home which is immaculately presented and has been finished to a great standard throughout. Internally the property is both bright and spacious and has been creatively and beautifully presented by the current owners creating a modern family living atmosphere right through. This is definitely a unique opportunity to acquire a splendid family home in this well established part of town. 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 home and location which is on offer so therefore highly recommend early internal inspection.

Approaching Portstewart on the Coleraine Road, take your first left after Flowerfield Arts Centre onto Larkhill Road. No 27 will be located immediately on the corner on your left hand side.

ACCOMMODATION COMPRISES:

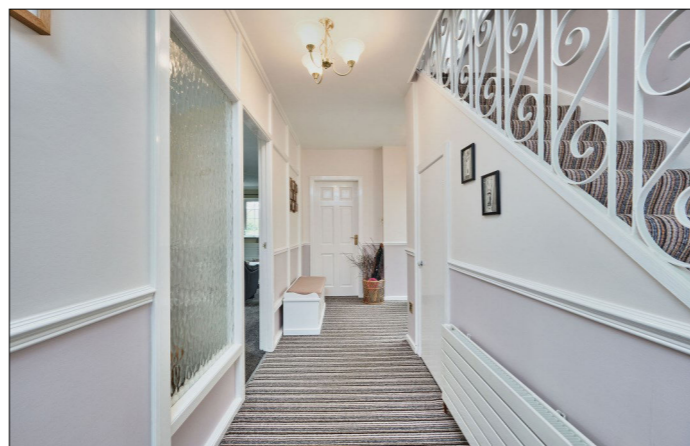
GROUND FLOOR:

Entrance Hall:

5'4 wide with panel detail, dado rail and under stairs storage.

Lounge: 24'10 x 19'4 (L-shaped)

With pine surround fireplace with cast iron inset and tiled hearth, coving, recessed lighting and French pane panel doors with glass panel sides leading to:



Conservatory:

With tiled floor and PVC French doors leading to rear garden. 10'7 x 8'10



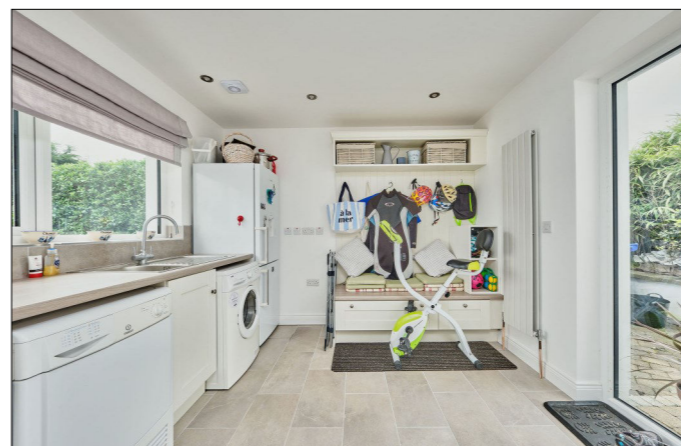
Kitchen/Dining Area:

With undermount bowl and half stainless steel sink unit, high and low level built in units with granite worktop and upstands, integrated fridge, integrated dishwasher, space for 'Belling' cooker range, stainless steel extractor fan above and glass splashback, integrated eye level microwave, under unit lighting, recessed lighting in pelmets, frosted glass display cabinet, wine fridge, saucepan drawers, feature arch window, vertical radiator, corner shelving and recessed lighting. 16'2 x 10'10



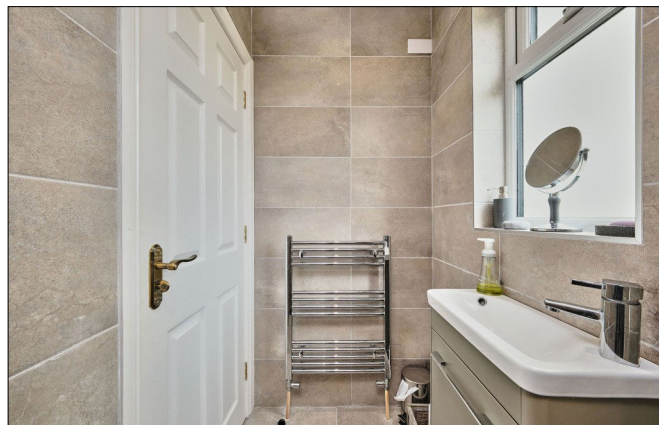
Utility Room:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, plumbed for automatic washing machine, space for tumble dryer, space for fridge freezer, cupboard housing gas boiler, recessed lighting and tiled floor. Fitted boot room area consisting of bench with storage below, shelving and hooks above. PVC pedestrian door with glass panel to side leading to rear garden. 18'0 x 9'10



Separate W.C.:

With wash hand basin with storage below, heated towel rail, fully tiled walls, recessed lighting, extractor fan and tiled floor.



Dining Room:

With wood surround fireplace with cast iron inset with tiled hearth. 15'11 x 10'1



FIRST FLOOR:

Landing:

With double hot press and access to roof space.



Bedroom 1:

15'1 x 10'0



Bedroom 2:

13'10 x 7'10



Bedroom 3:

13'2 x 9'9

Ensuite off with w.c., wash hand basin with storage below, fully tiled walk in shower cubicle with mains shower, fully tiled walls, heated towel rail, recessed lighting and extractor fan.



Bedroom 4:

With two storage cupboards with shelving. 11'10 x 10'2



Bedroom 5:

With dado rail. 9'10 x 8'9

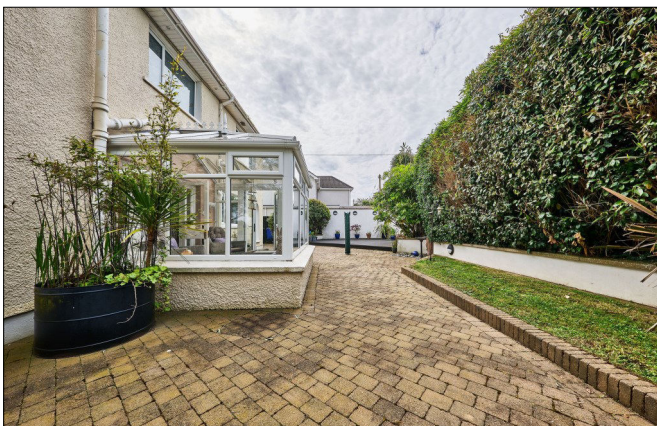


Bathroom:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, telephone hand shower over bath, fully tiled walls and extractor fan.

EXTERIOR FEATURES:

Private garden to rear has extensive paviour patio area leading to elevated composite deck with lights surrounded by established hedging, tress and part laid in lawn, leading to shed. Light to front and rear. Tap to rear. Recessed lighting in PVC fascia. Solar panels and electric provisions outside. Garden to front is laid in lawn with paviour path surrounding property with mature trees and shrubbery. Two solar panels.



SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Extensive Mature Site
- ** Excellent Decorative Order
- ** Solar Panels Installed

TENURE:

Leasehold

CAPITAL VALUE:

£245,000 (Rates: £2401.98 p/a approx.)

