



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

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64 The Promenade Portstewart BT55 7AF
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	38 F	
1-20	G		

PORTRUSH

40 Portstewart Road

BT55 8EQ

Offers Over £169,500

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A deceptively spacious three bedroom end terrace house which also has the added benefit of a lower basement level which consists of two further separate rooms. Believed to have been constructed circa 1900's, the property is both bright and spacious but also in need of modernisation. Situated literally minutes away from the West Strand Beach, this property would present itself as a terrific opportunity for those looking to re-locate to this beautiful part of the North Antrim Coast. Truly a well laid out property in an amazing location, with an array of attributes on offer, it will only be upon internal appraisal that you will be able to appreciate what is for sale.

Approaching Portrush from Portstewart, as soon as you go through the Dhu Varren railway bridge, No. 40 will be the first property located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5'9 wide with access to basement.

Lounge:

With Mahogany surround fireplace with tiled hearth and Mahogany mantle and corning. 14'3 x 12'2



Family/Dining Room:

With tiled surround fireplace, tiled hearth and Mahogany mantle and tiled ceiling. 12'7 x 12'0



Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated hob, electric oven and extractor fan above, plumbed for automatic washing machine, space for fridge, drawer bank, corner shelving and tiled ceiling. 8'1 x 5'9



FIRST FLOOR:

Landing:

With hot press and storage cupboard.

Bedroom 1:

14'5 into bay x 10'3



Bedroom 2:

12'0 x 10'4



Bedroom 3:

8'4 x 8'3



Bathroom:

With white suite comprising w.c., wash hand basin, bath with tiled surround, part tiled walls and extractor fan.



Separate W.C.

With part tiled walls.

LOWER LEVEL:

Basement:

With storage cupboard.

Room 1:

With tiled fireplace with tiled hearth. 14'3 x 12'0



Room 2:

12'7 x 12'0

Rear Porch:

With single drainer stainless steel sink unit, low level units and access to garden.

EXTERIOR FEATURES:

Extensive garden to rear and side, laid in lawn with mature shrubbery and trees and goes beyond wall with original area. Tap and boiler to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows—Except Two On Lower Level
- ** Main House Plus Basement Apartment
- ** Large Area To Side Garden Included In Sale
- ** Vehicle Parking & Right Of Way
- ** Very Popular Residential Location Close To West Strand Beach
- ** Superb Family/Refurbishment Potential

TENURE:

Leasehold

CAPITAL VALUE:

£105,000 (Rates: £1029.42 p/a approx.)



NORTH



Sks right of way for transferee indicated in yellow

green lines indicate boundaries between folio and unregistered lands

unregistered lands

all of folio 2242SDL

Gospel Hall

16

22

26

40

7.7

6.2

PORTSTEWART ROAD

PORTSTEWART ROAD

Rev. Description Date

JEFF WILSON
chartered architect
tel: fax
028 703 55029

Project Transfer maps for property at 40 Portstewart Road, Portrush **Job No.** A2388

Title Transfer Map

Drwg. no. T01 **Scale** 1:500 @ A4 **Date** Nov. 24

1 Sedgemoor Close, Coleraine, Co. L'derry Email jwilsonarc@AOL.com

Transfer Map 1:500 @ A4

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