



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

**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

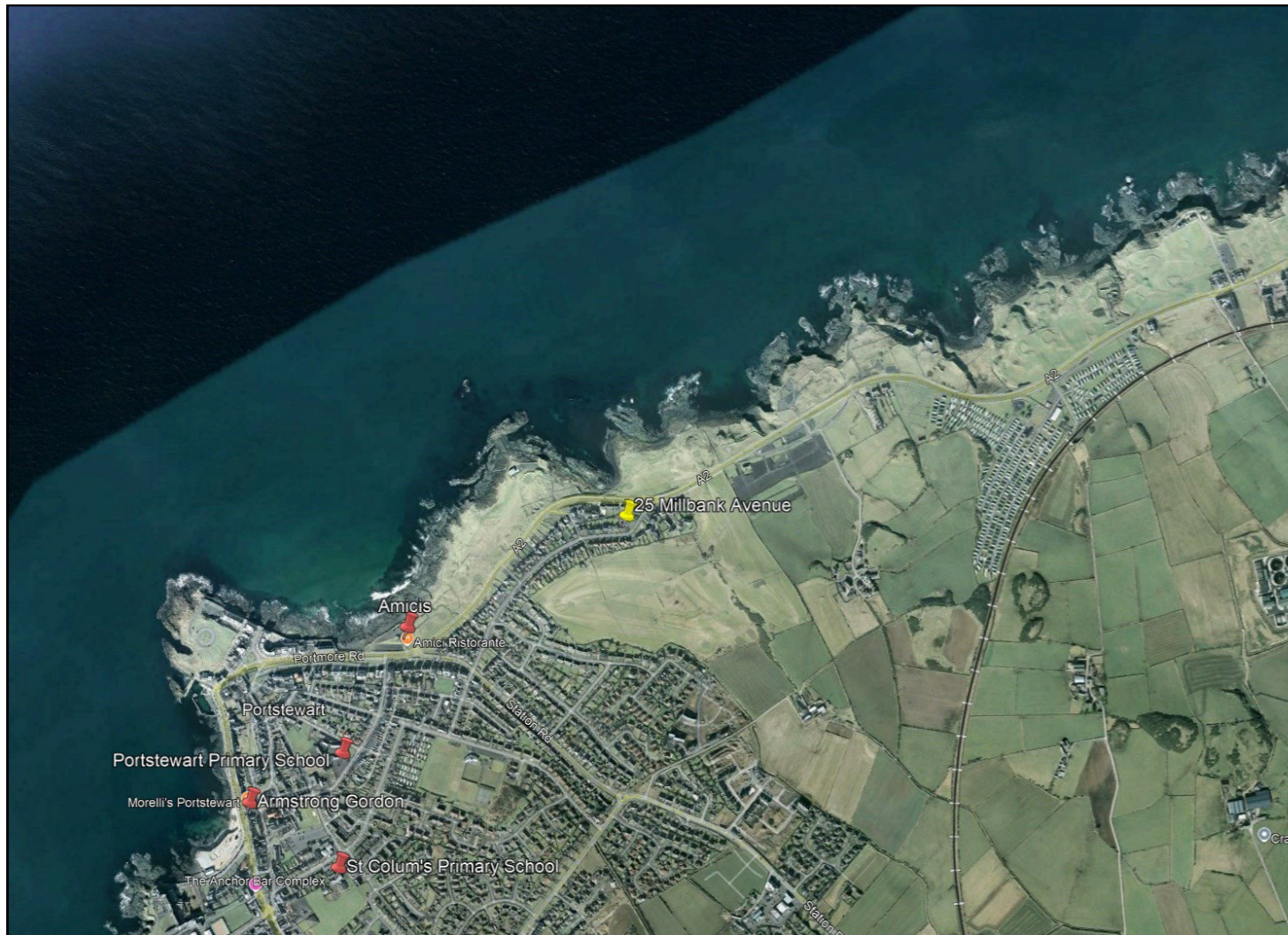
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

**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		
55-68	D		
39-54	E		
21-38	F		
1-20	G	12 G	34 F

## PORTSTEWART

25 Millbank Avenue

BT55 7DG

Offers Over £465,000

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

A truly delightful three bedroom detached bungalow occupying a generously proportioned site within the exceedingly popular residential area of Millbank Avenue offering superb views of Atlantic Ocean. Internally the property has been well maintained, offers good accommodation but would require some modernisation. Also please note that this property would offer possible development opportunities to those looking to re-develop the site subject to necessary statutory planning applications. On your doorstep are scenic coast walks, world championship golf courses and the property is situated within easy reach of historic sites such as the Giants Causeway, Bushmills Distillery & Carrick-a-Rede Rope Bridge.

Approaching Portstewart from Coleraine on the Station Road, take your second right after the Mill Road roundabout onto Millbank Avenue. As you drive along in the Portrush direction, No. 25 will be located on your left hand side at the far end of the avenue.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Porch:**

With wood sheeted walls and recessed lighting in ceiling.

**Entrance Hall:**

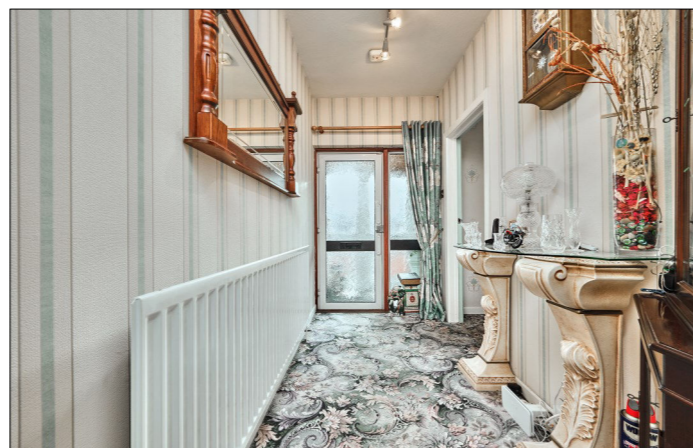
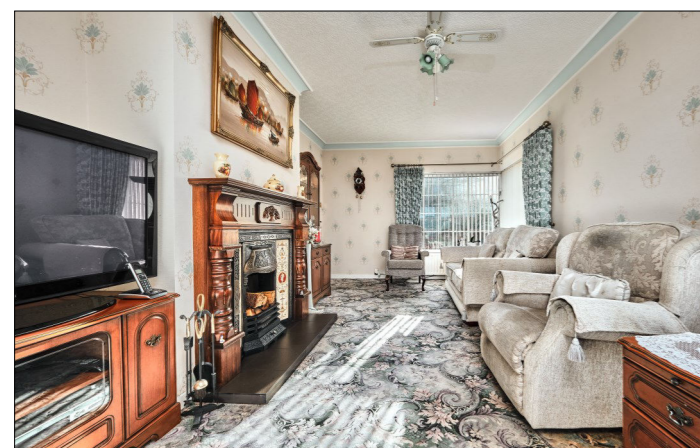
4'9 wide with cloaks cupboard, access to roof space, cloaks cupboard with shoe closet and over head storage and glass panel door with side glass panels.

**Separate W.C.:**

With fully tiled walls and tiled floor.

**Lounge:**

With Mahogany surround fireplace with tiled inset and tiled hearth, wiring for wall lights, coving and feature corner window with sea views to rear. 18'9 x 10'9



**Kitchen/Dining Area:**

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob with extractor fan above, double eye level ovens, space for fridge freezer, plumbed for automatic dishwasher, breakfast bar with seating for multiple people, glass display cabinets, larder cupboard, under unit lighting, saucepan drawers, fully tiled walls, strip lighting, tiled floor, sea views to rear and pedestrian door leading to utility area. 11'9 x 11'8



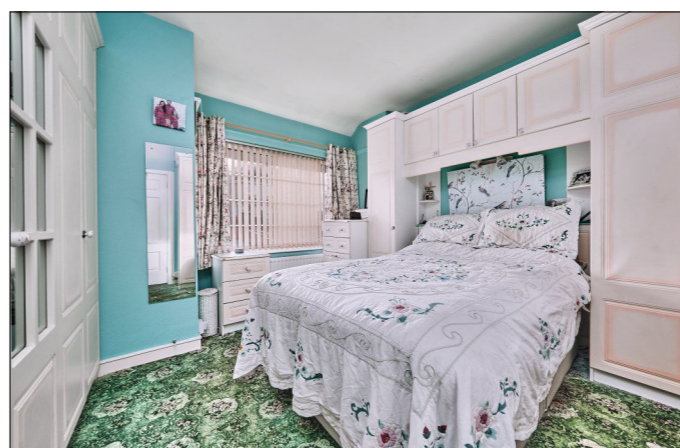
**Utility Room:**

With double drainer stainless steel sink unit, high and low level units with tiling between, plumbed for automatic washing machine, space for tumble dryer, fully tiled walls, strip lighting, tiled floor and pedestrian door to rear. 12'0 x 7'5



**Bedroom 1:**

With built in furniture consisting of two wardrobes, five part mirrored single wardrobes, dressing area and over head storage. 12'1 x 9'9



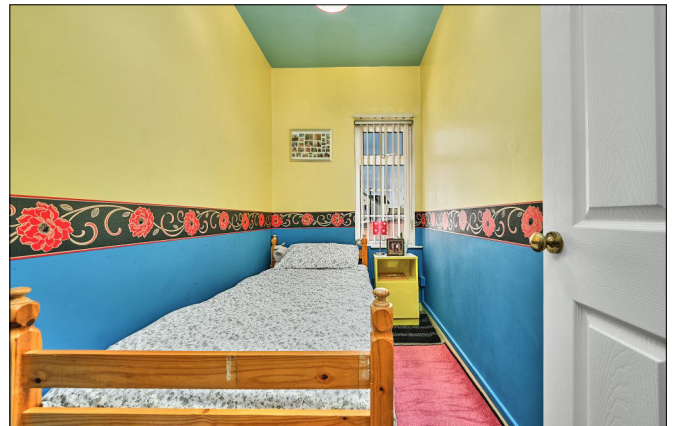
### Bedroom 2:

11'8 x 10'4



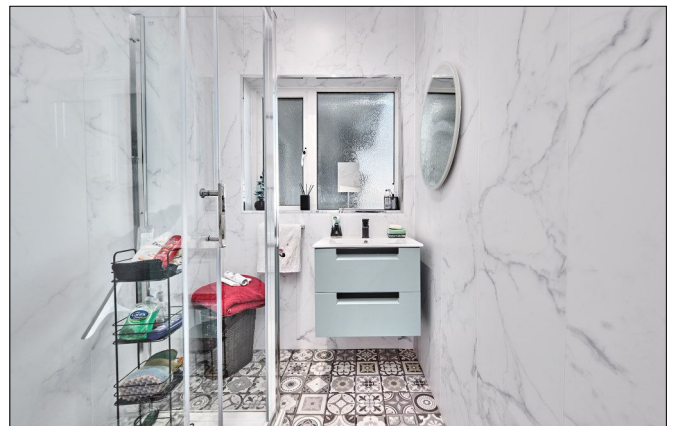
### Bedroom 3:

With dimmer control panel. 9'9 x 8'8



### Dining Room/Bedroom 4:

8'8 x 5'2



### Shower Room:

With white suite comprising w.c., wash hand basin with storage below, fully PVC clad walk in shower cubicle with electric shower, heated towel rail, hot press, extractor fan and PVC sheeted ceiling with recessed lighting.

### EXTERIOR FEATURES:

Tarmac driveway leading to double garage. Garage 1: 19'3 x 10'0 with roller door. Strip lighting, power points and boiler. Garage 2: with roller door with strip lighting and power points. Garden to rear is fenced in with extensive paved patio area with elevated patio and two decked area. Additional screened garden area with green houses accessed by steps. Garden shed and tap to rear. Light to front and rear. Garden to front is fully paved with raised screened area and flower bed.

**Sun Room:**

With light and power points and sea views to rear.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Double Garage
- \*\* Atlantic Ocean Views From Rear & Side
- \*\* Close Proximity To Portstewart Old Town Golf Course, Portstewart Promenade & Local Amenities
- \*\* Large Mature Site

**TENURE:**

TBC



**CAPITAL VALUE:**

£200,000 (Rates: £1,960.80 p/a approx.)

