

To arrange a private consultation appointment, please contact
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ARMSTRONG GORDON



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THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	51 E	
21-38	F		
1-20	G		

PORTSTEWART

6 Swilly Road

BT55 7DH

Offers Over £335,000

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A beautiful three bedroom detached bungalow located in the ever popular seaside town of Portstewart. Constructed circa 1965, the property is both bright and spacious and has the added benefit of having a renovated and modern contemporary kitchen and bathroom and a neutral theme and décor throughout. This delightful home offers comfortable and pragmatic living space suitable for a variety of differing requirements and is complemented further by an excellent south westerly facing rear garden which is fully enclosed and modern paved slabbing to side. Situated in the attractive seaside town of Portstewart, many attractions are nearby including the Promenade, beaches and championship golf courses. Early internal inspection is highly recommended by the selling agent.

Approaching Portstewart on the Station Road, take your first left after the roundabout onto Cudaff Road. Take your second left onto Swilly Road and No. 6 will be located on the lower end on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'3 wide with access to roof space, coving and laminate wood floor.

Lounge: (L-Shaped)

With recessed wood burning stove with slate hearth, coving and laminate wood floor. 27'2 x 21'2



Dining Area:

With coving and laminate wood floor.



Family Room:

With picture shelf and PVC French doors leading to rear garden. 12'3 x 10'9

Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, integrated fridge freezer, ceramic hob, integrated 'Beko' oven with stainless steel extractor fan above, integrated dishwasher, plumbed for automatic washing machine, pull out shelving, larder cupboard, saucepan drawers, under unit lighting and tiled floor. 11'5 x 9'0



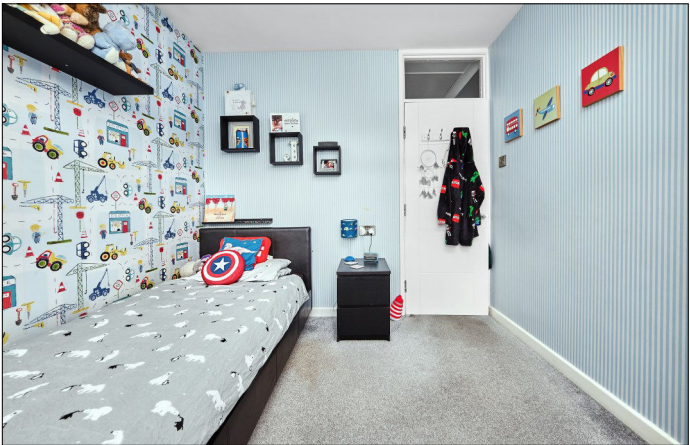
Bedroom 1:

With built in mirrored slide robes. 12'9 x 11'9



Bedroom 2:

With built in wardrobe, hot press and over head storage. 11'6 x 8'5

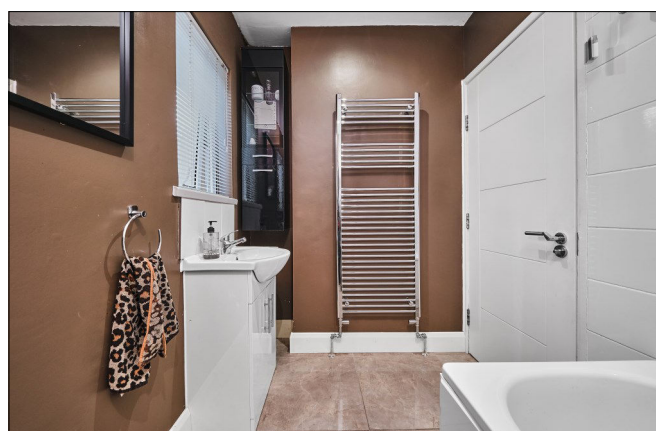
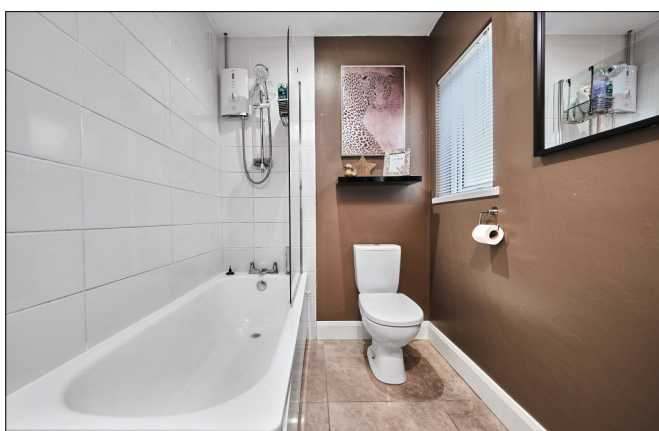


Bedroom 3:

9'5 x 8'7

**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback and storage below, electric shower over bath with tiled surround, vertical heated towel rail, recessed lighting and tiled floor.

**EXTERIOR FEATURES:**

Garden to rear is laid in lawn with selection of trees. Concrete driveway leading to large garage 17'8 x 17'10 with roller door, light and power points and PVC French doors leading to rear garden. Light to front and rear. Tap to front.

SPECIAL FEATURES:

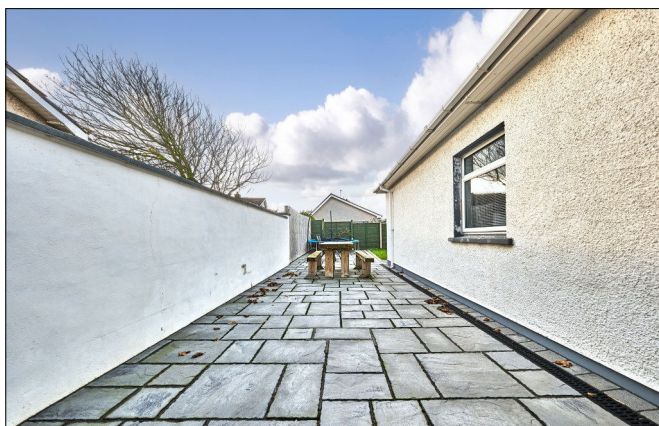
- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Large Garage
- ** Excellent Decorative Order

TENURE:

Leasehold

CAPITAL VALUE:

£155,000 (Rates: £1519.62 p/a approx.)





6 Swilly Road

Approximate Gross Internal Area = 109.3 sq m / 1176 sq ft

Garage = 25.9 sq m / 279 sq ft

Total = 135.2 sq m / 1455 sq ft



Ground Floor

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Illustration for identification purposes only, measurements are approximate,
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