



35 MEADOW PARK, PORTSTEWART



X 3



X 2



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £294,950

35 MEADOW PARK, PORTSTEWART

This charming 3 bedroom detached bungalow offers spacious living accommodation with a well equipped dining kitchen, lounge plus a recently added sun room to the rear with a multi fuel stove. Externally the property offers a low maintenance garden area to the front & rear plus a large detached garage. Situated in a quiet, sought after development just off the Station Road, the property is conveniently close to local amenities, shops and the town.

FEATURES

- Mains gas central heating system.
- Double glazing in uPVC frames.
- Fully floored roof space.
- Low maintenance garden to the rear.
- Tarmac driveway to the side.
- Detached garage.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,715.70

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Tiled floor; shelved hot press; slingsby ladder leading to the roof space.

KITCHEN

3.67 m x 2.89 m (12'0" x 9'6")

Range of fitted units; laminate work surfaces; stainless steel sink; integrated fridge freezer; fitted double oven; electric hob with extractor unit over; plumbed for dishwasher; glass panel doors leading to the sun room; door leading to the utility room; tiled floor; part tiled walls; spot lighting.

UTILITY ROOM

2.17 m x 1.76 m (7'1" x 5'9")

Range of fitted units; laminate work surfaces; stainless steel sink; plumbed for washing machine; tiled floor; door to the sun room.

SUN ROOM

3.28 m x 5.57 m (10'9" x 18'3")

Free standing 3.5 KW multi fuel stove; tiled floor; spot lighting; door to the rear.

LOUNGE

5.07 m x 3.89 m (16'8" x 12'9")

Cast iron fireplace set on a tiled hearth with wooden mantle; wood flooring.

BEDROOM 1

3.63 m x 2.98 m (11'11" x 9'9")

Double bedroom to the rear.

ENSUITE

1.32 m x 2.03 m (4'4" x 6'8")

Tiled shower cubicle with electric shower; toilet; wash hand basin; tiled floor; part tiled walls.

BEDROOM 2

3.45 m x 2.97 m (11'4" x 9'9")

Double bedroom to the front.

BEDROOM 3

2.95 m x 3.46 m (9'8" x 11'4")

Double bedroom to the side.

BATHROOM

1.98 m x 2.52 m (6'6" x 8'3")

Panel bath; tiled shower cubicle with electric shower; toilet; wash hand basin; tiled floor; part tiled walls.

ATTIC ROOM

Fully floored; power & light; eaves storage; velux window.

EXTERIOR

GARAGE

6.55 m x 4.18 m (21'6" x 13'9")

Electric roller door; boiler; side door; power & light.

OUTSIDE FEATURES

- Tarmac driveway to the side.
- Low maintenance garden to the rear.
- Detached garage.
- Garden in lawn to the front.
- External light & tap.



Regulated
by RICS



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