



30 CHURCH STREET, PORTSTEWART



X 2



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £245,000

30 CHURCH STREET, PORTSTEWART

Situated in the heart of Portstewart, this beautifully presented 2 bedroom townhouse offers an exceptional standard of living. The spacious, open-plan kitchen, living & dining areas are complemented by a charming multifuel stove, creating a warm and inviting atmosphere. Two luxurious bathrooms enhance the property's appeal, providing comfort and style. Outside, a private terrace to the side offers the ideal space for outdoor entertaining. Perfectly positioned just moments from the vibrant Promenade, this immaculate home is an ideal choice for those seeking a stylish, low-maintenance home.

FEATURES

- Mains gas central heating with smart remote controls.
- Double glazed uPVC windows.
- Fibre optic broadband directly to the property.
- CAT 6 wiring to living area and bedrooms.
- Energy efficient MVHR heat circulation and distribution system.
- Low energy lighting throughout.
- 5 amp lamp sockets to the living area and master bedroom.
- Low maintenance private terrace with lighting and power.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,078.44

ANNUAL SERVICE CHARGE: £982

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Engineered wood floor; under stairs storage cupboard; wall mounted electric radiator.

FIRST FLOOR

LANDING

Engineered wood floor; spot lighting.

OPEN PLAN KITCHEN LIVING DINING

4.41 m x 7.38 m (14'6" x 24'3")

Engineered wood floor; spot lighting; vaulted ceilings; wall mounted modern vertical radiators.

KITCHEN AREA

Contemporary fitted units; stone work surfaces & splashback; recessed sink & drainer; integrated fridge freezer; fitted Neff appliances to include, oven, microwave, induction hob & integrated dishwasher; extractor unit over hob; coffee station with featured lighting; integrated washing machine; gas boiler cupboard.

LIVING AREA

Stanley multi fuel stove set on a tiled hearth & wooden mantle; access to the terrace.

TERRACE

4.61 m x 3.06 m (15'1" x 10'0")

Composite decking; wall mounted electric heater; retractable wind breaker; external power & light.

BEDROOM 1

4.38 m x 4.02 m (14'4" x 13'2")

Double bedroom to the rear; spot lighting; slingsby ladder leading to the roof space.

ENSUITE

2.97 m x 0.91 m (9'9" x 3'0")

Tiled shower cubicle; toilet; wall mounted vanity unit with wash hand basin; back lit mirror; chrome towel radiator; part tiled walls; tiled floor; spot lighting; integrated extractor fan.

BEDROOM 2

3.18 m x 2.46 m (10'5" x 8'1")

Double bedroom to the front; engineered wood floor; spot lighting; slingsby ladder leading to the roof space.

BATHROOM

3.18 m x 2.22 m (10'5" x 7'3")

Panel bath; tiled shower cubicle; toilet; wall mounted vanity unit with wash hand basin; back lit mirror; chrome towel radiator; part tiled walls; tiled floor; spot lighting; integrated extractor fan.

EXTERIOR FEATURES

- Private paved terrace to the side.
- Communal bin store.



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by RICS



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