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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

1 Swilly Green

BT55 7UH

Offers Over £395,000

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A stunningly beautiful four bedroom semi-detached house which has been very tastefully decorated by its current owners and finished out to a show home standard. Constructed circa 2018 by Glenoak Developments, the property extends to approximately 1140 sq ft of living space. Internally the property has been finished to a high standard of workmanship and attention to detail and is highly contemporary in its design and finish. Offering bright and spacious accommodation, the property still benefits from that 'new feeling' and of particular note are the superb views of Portstewart Old Town Golf Course from balcony at rear. This development has quickly been established as one of Portstewart's most luxurious living environments with plenty of local amenities on your doorstep.

Approaching Portstewart on the Station Road from Coleraine, take your first right after the roundabout onto Culdaff road and travel to the end of the road. Turn right and proceed to the top of the road, turn left and continue around Swilly Park until you reach the new build area in Swilly Green. No 1 will be on your left hand side looking out onto the golf course.

**ACCOMMODATION COMPRISES:**

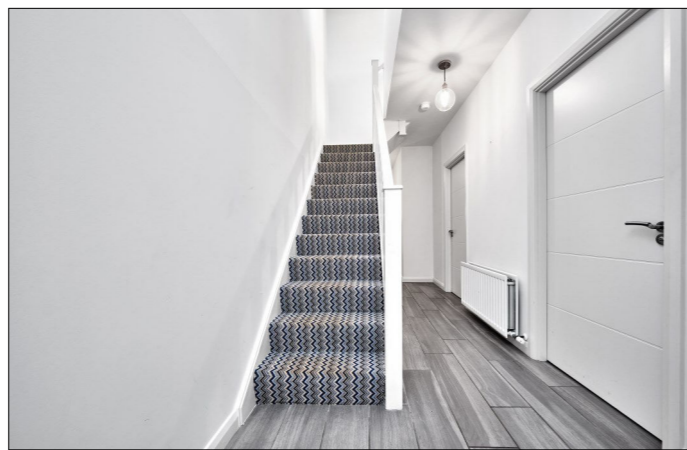
**Entrance Hall:**

4'6 wide with understairs storage cupboard and tiled floor.

**Bedroom 1:**

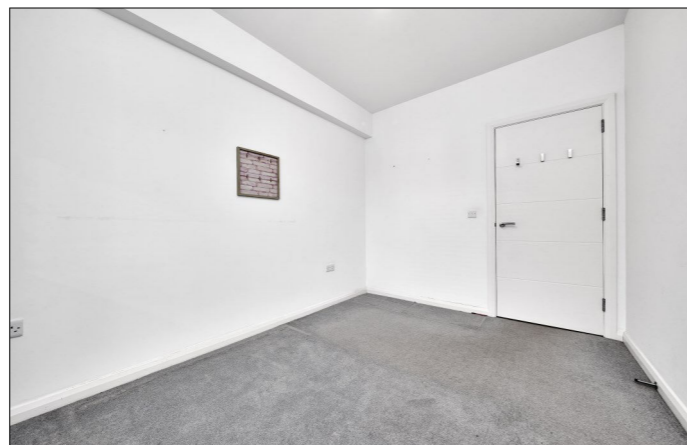
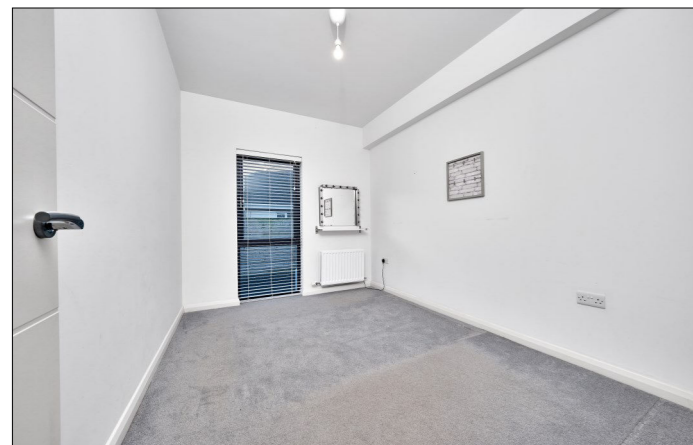
With built in slide robes, dimmer control panel and recessed lighting. 11'3 x 8'9

**Ensuite** off with w.c., floating wash hand basin with floor to ceiling tiling, fully tiled walk in shower cubicle with mains shower, vertical heated towel rail, extractor fan, recessed lighting and tiled floor.



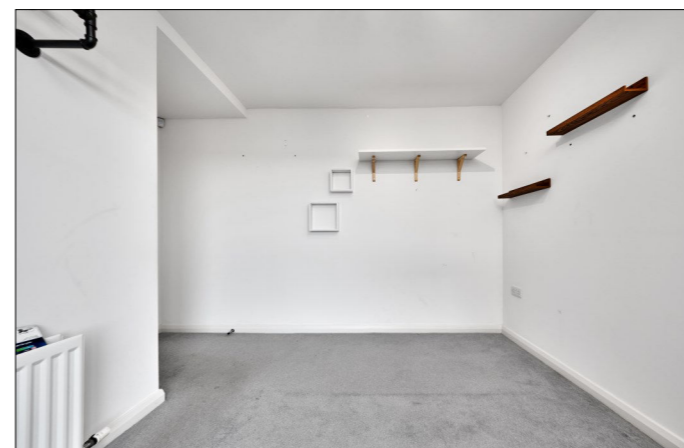
**Bedroom 2:**

12'0 x 8'8



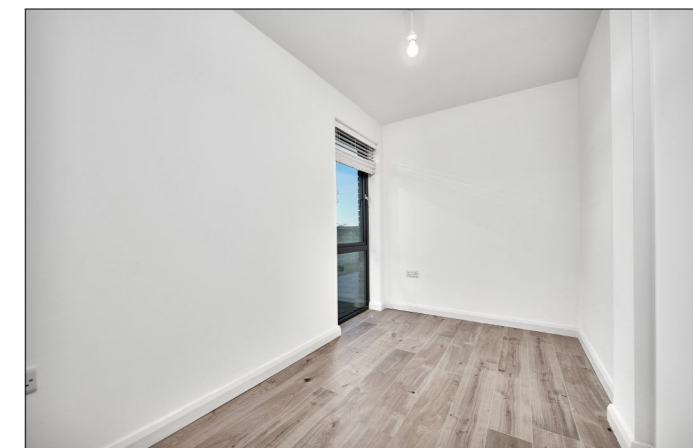
**Bedroom 3:**

With sliding patio doors to rear garden. 12'0 x 9'7



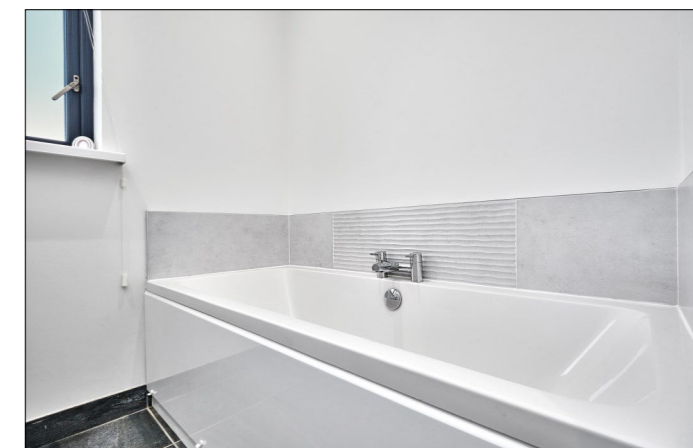
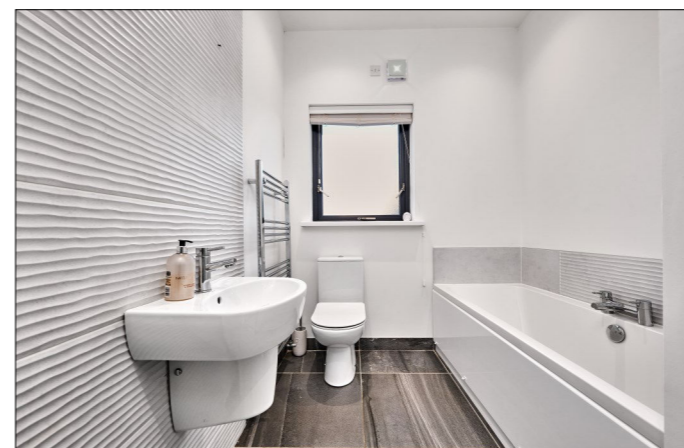
**Bedroom 4:**

With laminate wood floor. 10'3 x 6'6



**Bathroom:**

With white suite comprising w.c., floating wash hand basin with floor to ceiling tiling, fully tiled Hydro massage walk in shower cubicle with rainfall mains shower, additional telephone hand shower, bath with mixer tap and tiled surround, vertical heated towel rail, recessed lighting, extractor fan and tiled floor.



**FIRST FLOOR:**

**Open Plan Lounge/Kitchen/Dining Area:** 30'0 x 11'8

**Kitchen:**

With bowl and half stainless steel sink unit, range of high and low level units, integrated eye level 'Indesit' oven, integrated eye level 'Indesit' microwave, integrated fridge freezer and dishwasher, island with induction hob, concealed downdraft extractor fan, sauce pan drawers, breakfast bar with storage below, concealed electric provision, thermostat controls, recessed lighting and tiled floor.



**Lounge Area:**

With recessed lighting, dropped window and sliding patio doors leading to decked balcony.



**Decked Balcony:**

With heated patio lamps, external electric provision, views of Old Town Portstewart Golf Course, sea views and steps down to the garden.



### Separate W.C.: (Off dining area)

With wash hand basin with storage below, storage units, extractor fan and tiled floor.

### EXTERIOR FEATURES:

Garden to rear is laid in lawn and fenced in with paved patio area. Tarmac driveway with parking for several cars. Paved walkway and stone border. Light to front, rear and side. Tap to rear.

### SPECIAL FEATURES:

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Golf Course & Sea Views To Rear
- \*\* B Grade EPC Rating

### TENURE:

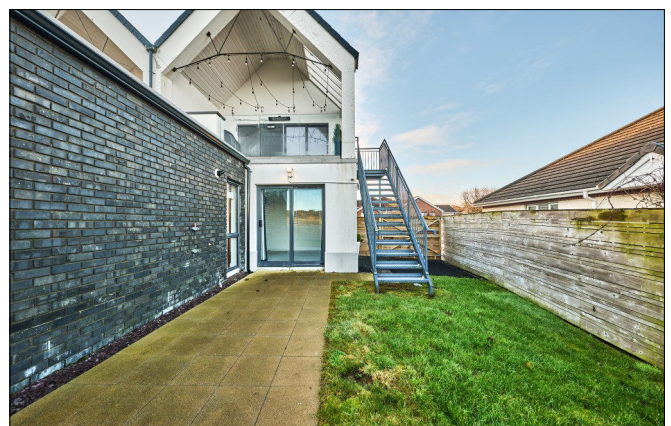
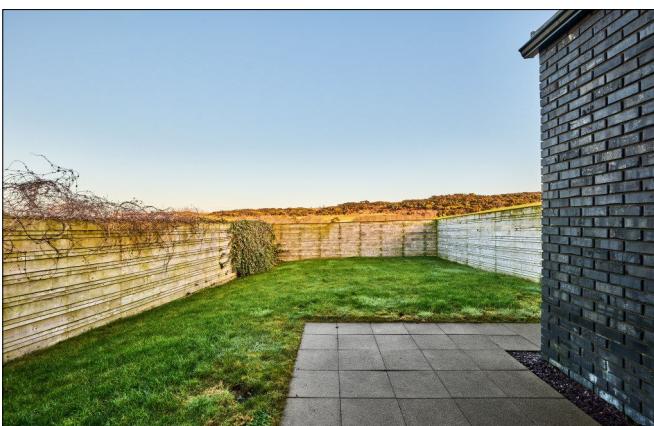
Leasehold

### CAPITAL VALUE:

£140,000 (Rates: £1372.56 p/a approx.)

### MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £112.75 per annum (29.01.25) November 2024—October 2025.**





# 1 Swilly Green

Approximate Gross Internal Area = 105.9 sq m / 1140 sq ft



**ARMSTRONG GORDON**

THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1161989)