

For Sale

84 Ballyreagh Road, Portstewart BT55 7PT

Offers Over **£595,000**



Property Overview

- Semi Detached Chalet Bungalow
- Stunning sea views
- 6 Bedrooms, 2 Reception Rooms
- Perfect location between Portstewart & Portrush towns
- Located on the North West 200 motorcycle route
- Large garden to rear with potential to extend the property
- Oil fired central heating
- Part uPVC double glazed windows & part wood single glazed windows
- EPC Rating - G15

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Entrance Porch:

With uPVC front door with glass panels, tiled floor, sea views.

Hall:

With dado rail.

Lounge:

4.2m x 3.6m (13' 9" x 11' 10") (max) with tiled surround fireplace, tiled inset and hearth, dado rail and sea views.



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Kitchen:

3.6m x 1.8m (11' 10" x 5' 11") With eye and low level units, stainless steel sink unit with drainer, space for cooker, extractor fan, space for undercounter fridge, plumbed for washing machine, fully tiled walls, wood rear door with glass panels.



Dining Room:

3.6m x 3.1m (11' 10" x 10' 2") (max) with breakfast bar, oil boiler.



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Bedroom (1):

4.2m x 3.1m (13' 9" x 10' 2") (max) with dado rail, mahogany surround fireplace, tiled inset and hearth and sea views.



Bedroom (2):

3.9m x 3.1m (12' 10" x 10' 2") (max) with dado rail.



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Bedroom (3):
3.6m x 2.2m (11' 10" x 7' 3") with dado rail.



Bathroom and w.c. Combined:
Comprising wash hand basin set in vanity unit, w.c., tiled shower cubicle with mains shower fitting, part tiled walls, hotpress.



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FIRST FLOOR

Landing

Bedroom (4):

3.8m x 3.1m (12' 6" x 10' 2") (max) with built-in wardrobe and sea views.



Bedroom (5):

3.4m x 2.9m (11' 2" x 9' 6") (max) with sea views.



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Bedroom (6):

3.3m x 2.9m (10' 10" x 9' 6") with skylight.



Bathroom and w.c. Combined:

Comprising corner bath, wash hand basin set in vanity unit, w.c., access to eaves.

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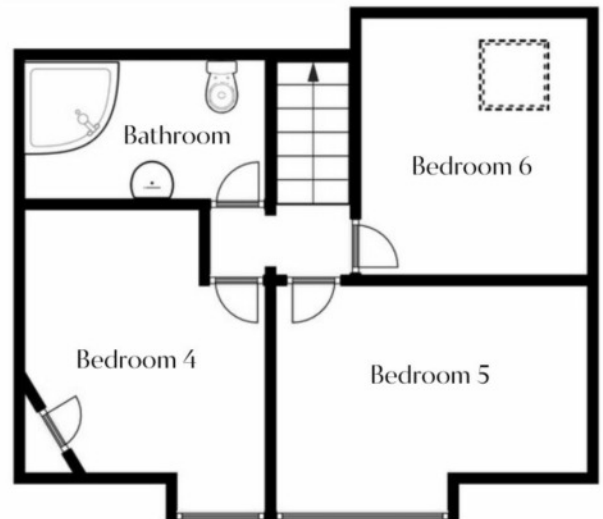
EXTERIOR FEATURES

Garden laid in lawn to front enclosed by wall with tarmac path. Concrete driveway with vehicular access to rear. Water tap to front. uPVC fascia, guttering and downpipes. Large rear garden laid in lawn with various electric points. Enclosed by wall and fencing to rear. PVC oil tank. Water tap to rear. Store with double doors and pedestrian access with electric. Store with pedestrian access, water tap.



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FLOOR PLANS



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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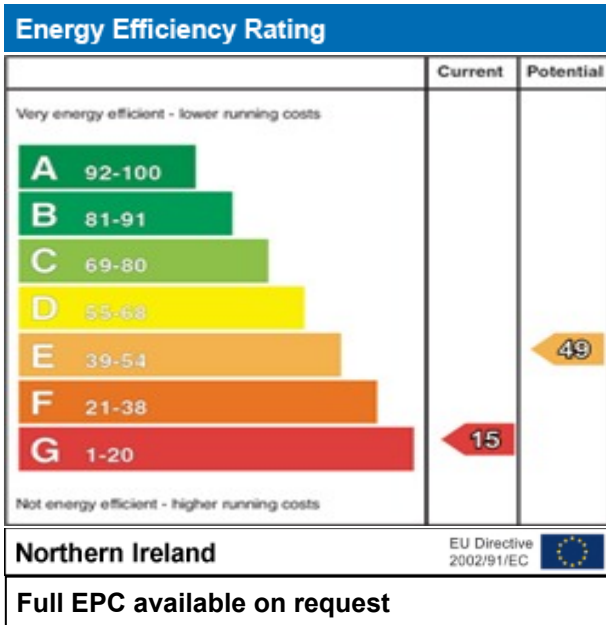


Property Location:

On leaving Portstewart along the coast road in the direction of Portrush, No. 84 is situated on the right hand side.

Tenure:	Leasehold - 999 year lease dated 24 th April 1939
Ground Rent:	£8.05 yearly
Rates 2024 / 2025:	£2254.92

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OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1510 310125/MH

OUR OFFICE LOCATION



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