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To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
 T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	42 E
21-38	F		
1-20	G		

PORTSTEWART

20 Swilly Drive

BT55 7DJ

Offers Over £359,500

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A great opportunity to acquire a four bedroom detached chalet bungalow offering spacious living accommodation and in good condition right through. Offering excellent family accommodation, the property has been well maintained and externally benefits from mature gardens and a private delightful rear and side garden. Located in Portstewart, literally on your doorstep are scenic coast walks, award winning beaches and some of the finest eating establishments on the North Coast. This home is without doubt suited to a wide spectrum of potential purchasers looking for a property in this highly regarded part of town. We highly recommend internal appraisal at your earliest convenience to appreciate all this home has to offer.

Approaching Portstewart from Coleraine on the Station Road turn right into Culdaff Road after the Mill Road mini roundabout. At the top of the road turn right onto Swilly Road, first right and then first left. No. 20 will be located straight in front of you on the corner.

ACCOMMODATION COMPRISES:

Entrance Hall:

6'4 wide with hot press, cloaks cupboard, additional storage cupboard, open tread stairs to first floor and laminate wood floor.



Lounge: 16'9 x 12'5

With stone surround fireplace with stone inset, slate hearth, mahogany mantle and piped for gas fire.



Kitchen/Dining Area:

With single drainer sink unit, high and low level built in units with tiling between, under unit lighting, space for fridge freezer, space for cooker, extractor fan above, tiled splashback, plumbed for automatic dishwasher, glass display cabinets, plate rack, shelving, drawer bank, PVC French doors leading to rear garden, strip lighting and tiled floor. 17'9 x 10'1 Archway through to:



Utility Room:

With single drainer stainless steel sink unit, low level units with tiling above, plumbed for automatic washing machine, space for tumble dryer, tiled floor, pedestrian door to garage and pedestrian door to rear garden. 12'1 x 7'3 average



Bedroom 1:

With walk in wardrobe with rails, shelving, light and window, suitable for ensuite. 13'8 x 11'2



Bedroom 2:

12'4 x 10'7



Bedroom 3:

9'8 x 9'8



Bathroom:

With white suite comprising w.c., wash hand basin, PVC cladded walk in shower cubicle, bath with cladded surround, PVC cladded walls, panel sheeted ceiling with recessed lighting, extractor fan and tiled floor.



FIRST FLOOR:

Landing:

With 'Velux' window.

Bedroom 4:

With two double, one single built in wardrobes with vanity unit and two sets of chest of drawers.
15'1 x 12'6



Bedroom 5:

With storage. 15'2 x 12'5



Shower Room:

With fully PVC clad walk in shower cubicle with electric shower, w.c., wash hand basin with PVC clad splashback with storage below, heated towel rail and extractor fan.

EXTERIOR FEATURES:

Tarmac driveway leading to integral garage 20'2 x 12'1 with electric operated roller door, boiler, light, power points and access to roof space. Garden to rear is fully enclosed and laid in lawn with established shrubs, plants, hedging and trees. Garden to front and side is laid in lawn. Light to front and rear. Tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Highly Sought After Residential Location

TENURE:

TBC

CAPITAL VALUE:

£175,000 (Rates: £1715.70 p/a approx.)



