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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

9 Meadow Park

BT55 7ST

Offers Over £425,000

028 7083 2000  
www.armstronggordon.com

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An exceptional four bedroom detached house extending to approximately 1808 sq ft of internal living space in a cul de sac location and offering extremely deceptive spacious living accommodation throughout. Internally the property is in excellent decorative order with well proportioned rooms which are both flexible and versatile. There is clearly a large emphasis on bright and spacious accommodation with every attention paid to detail when the property was constructed in circa late 1990's. Externally, the property has the added benefit of landscaped garden areas which have been very well maintained by the current vendor. This property would be an ideal opportunity for those wishing to acquire a luxurious family home in this highly popular and well established residential living environment.

Approaching Portstewart from Coleraine on the Station Road, turn right opposite the Super Valu Filling Station. Take your first left and No 9 will be located straight in front of you at the lower end of the cul

**ACCOMMODATION COMPRISES:**

**Entrance Porch:**

7'1 wide with PVC French doors to front of property, leaded glass internal door with leaded glass panels to side leading to hall and tiled floor.

**Entrance Hall:**

7'3 wide with understairs storage, solid wood floor and dado rail.

**Lounge:**

With recessed log burner with slate hearth, wired for wall lights and solid wood floor. 15'4 x 10'7



**Family Room:**

With wood surround fireplace with cast iron and tiled inset, tiled hearth, solid wood floor and dimmer control panel. 16'6 x 12'0 Pane panel French doors to:



**Kitchen/Dining Area: 24'0 x 11'4**

With single drainer stainless steel 'Blanco' sink unit set in granite worktop and upstands, range of high and low level units, integrated fridge freezer, integrated dishwasher, 'Belling' induction hob with granite splashback, matt black extractor fan above, double eye level 'Bosch' oven, saucepan drawers, drawer bank, larder cupboard, island with matching granite worktop with storage below, seating area for four people, electric provisions, vertical radiators, recessed lighting, tiled floor and PVC French doors to rear.



**Utility Room:**

With 'Belfast' style sink with electric shower unit over with tiled surround, high and low level units, broom cupboard, tiled floor and pedestrian door leading to rear garden. 9'4 x 6'5



**Separate W.C.:**

With w.c., wash hand basin with storage below and above, tiled splashback, extractor fan and tiled floor.

**FIRST FLOOR:**

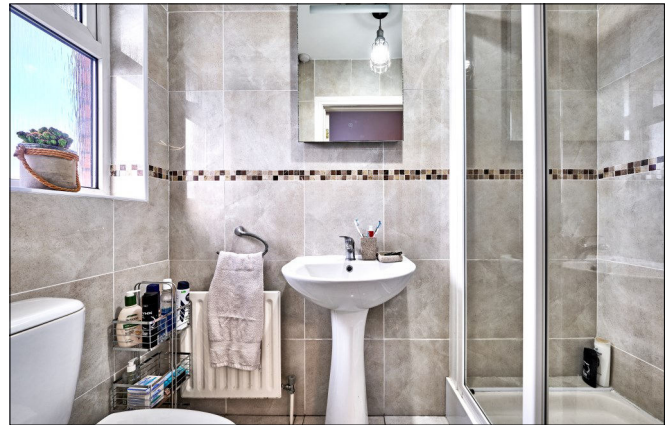
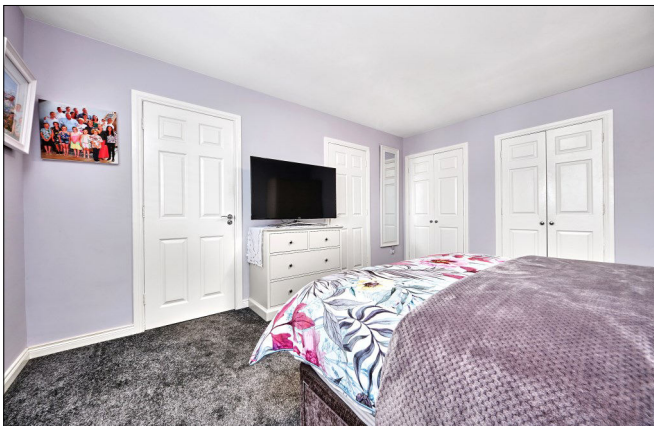
**Landing:**

With dado rail and access to roof space.

**Bedroom 1:**

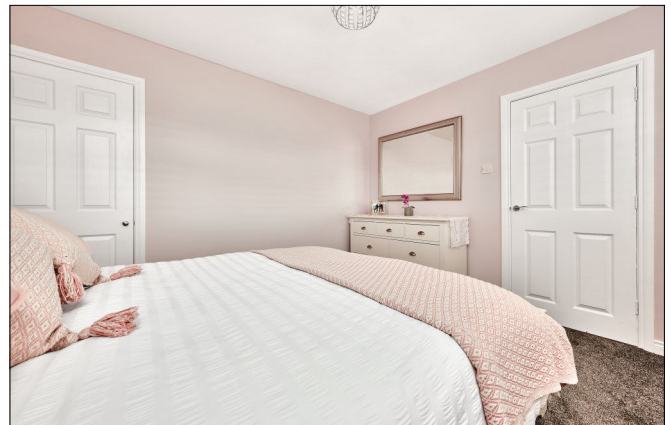
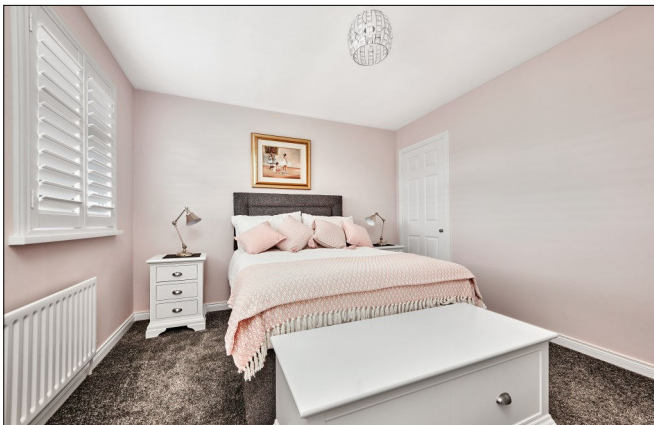
With two double built in wardrobes.  
14'7 x 12'1

**Ensuite** with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, fully tiled walls, extractor fan and tiled floor.



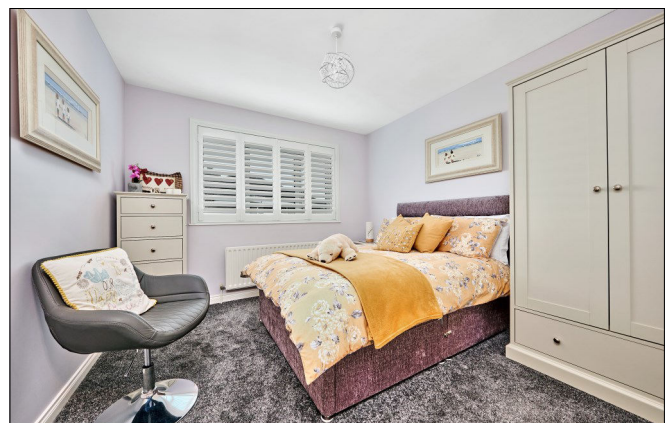
**Bedroom 2:**

With built in wardrobe. 12'0 x 10'9



**Bedroom 3:**

10'7 x 10'2



### Bedroom 4:

10'7 x 10'2



### Bathroom:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, bath with mixer tap and panelled surround, hot press, half tiled walls, extractor fan and tiled floor.



### EXTERIOR FEATURES

Tarmac driveway leading to detached garage 17'9 x 10'8 with bowl and half single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine, space for tumble dryer, boiler, roller door, light and power points.

Garden to rear is fully enclosed and laid in lawn with extensive paved patio area. Additional side garden fully enclosed and laid in lawn with elevated paved patio area with additional paved patio. Garden to front and side is laid in lawn. Lights to front, side and rear. Shed to side and tap to rear.

### SPECIAL FEATURES

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Detached Garage
- \*\* Window Shutters On All Windows
- \*\* Great Decorative Order

### CAPITAL VALUE

£210,000 (Rates: £2058.84 p/a approx.)

### TENURE

Freehold



