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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	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

6 Millstone Park

BT55 7HL

Offers Over £219,500

028 7083 2000
 www.armstronggordon.com

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A wonderful opportunity to acquire a 5 bedroom mid terrace town house with garage situated off Lissadell Avenue. Constructed circa 2004 by well known and renowned builders O'Kane & Devine, the property is in good condition throughout and offers both bright and spacious living accommodation. Located in a very popular student rental area the property is let to 4 students from September 2025 deriving an amazing rental income of £1863.00 pcm (approx). The property also has the potential to derive a rental income of £1050.00 per week (approx) over July and August and increasingly June and September. This is undoubtedly an excellent investment opportunity and a fantastic income generator for those wishing to purchase in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road, turn right after Tesco at Flowerfield Arts Centre onto the Agherton Road. Take your third left onto Lissadell Avenue and then eighth left onto Millstone Avenue. Take your second right and No 6 will be the third house on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

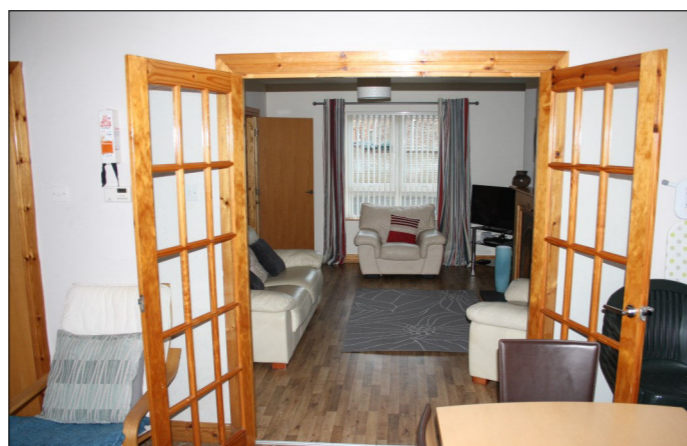
6'4 wide with tiled floor.

Separate W.C:

With wash hand basin with tiled splashback, extractor fan and tiled floor.

Lounge: 15'9 x 11'7

With pine surround fireplace with cast iron inset and tiled hearth, laminate wood floor and panel glass French doors leading to:



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob with stainless steel extractor fan, integrated fridge freezer, plumbed for automatic washing machine, saucepan drawers, tiled floor and sliding doors leading to rear garden. 18'6 x 10'7



FIRST FLOOR:

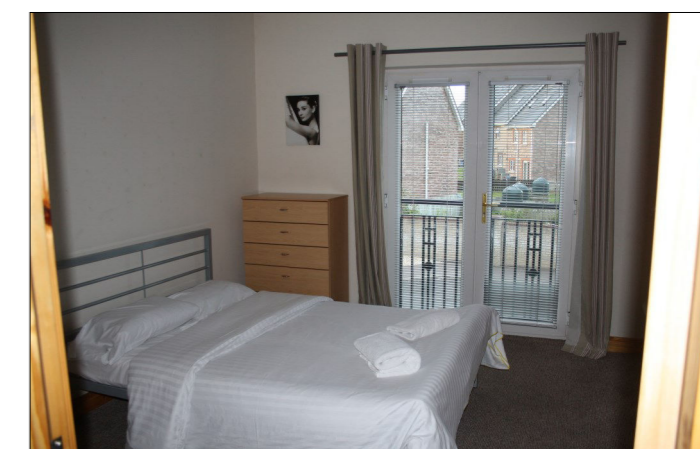
Landing:

With hot press.

Bedroom 1:

With PVC French doors leading to feature balconette. 12'2 x 11'9

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



Bedroom 2:

10'7 x 9'4

Bathroom:

With white suite comprising w.c., wash hand basin, bath with tiled surround, fully tiled walk in shower cubicle with electric shower, extractor fan and tiled floor.



SECOND FLOOR:

Bedroom 3:

12'9 x 7'9

Bedroom 4:

With 'Velux' window. 9'9 x 8'4

Bedroom 5:

EXTERIOR FEATURES:

Garden to rear is laid in lawn and fully fenced in with paved patio area. Light to front and rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating (Modern Boiler)
- ** PVC Double Glazed Windows & Doors
- ** Parking To Front Of Property
- ** Lease In Place As HMO For 11 Months From August 2025 To End June 2026 At £1863 Per Month
- ** Rear Garden With Southerly Aspect
- ** Let For British Open Week For £2,500.00 After Commission

TENURE:

Leasehold

CAPITAL VALUE:

£150,000 (Rates: £1470.6 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 £243.00 per annum. (30.01.25)**

No restrictions on short term lets.

Domestic pets are permitted providing said pets do not cause a nuisance, are kept under proper control at all times and do not cause any disturbance to other residents.

