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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		65 D
39-54	E		
21-38	F	27 F	
1-20	G		

PORTSTEWART

14 Apollo Road

BT55 7PX

Offers Over £295,000

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A fantastic opportunity to acquire a three bedroom detached bungalow located in the seaside town of Portstewart. Internally the property offers bright and spacious accommodation which has been complimented further from modernisation to include an open plan kitchen and lounge area. Externally the property benefits from a generously proportioned mature rear garden. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments. We are confident that on internal appraisal one will appreciate the calibre which is on offer so therefore highly recommend early internal inspection.

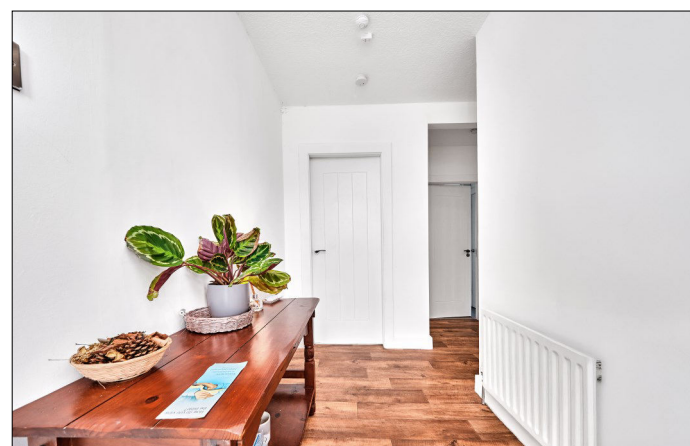
Approaching Portstewart on the Station Road, take your second right after the Cromore Halt Restaurant into Apollo Road. No 14 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5'3 wide with cloaks cupboard, access to roof space and recessed lighting.



Lounge:

With solid fuel stove with slate hearth and recessed lighting. 15'5 x 11'0



Kitchen/Dining Area: 20'7 x 11'6

With large undermount sink unit set in granite worktop with drainer, granite upstands, high and low level units with tiling between, integrated eye level oven, ceramic hob with stainless steel extractor fan above, integrated fridge freezer, integrated dishwasher, plumbed for automatic washing machine, breakfast bar with seating for multiple people, saucepan drawers, tiled floor and pedestrian door leading to rear garden.



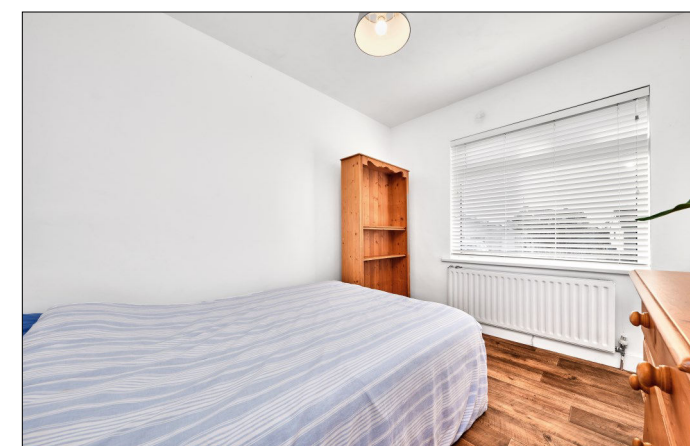
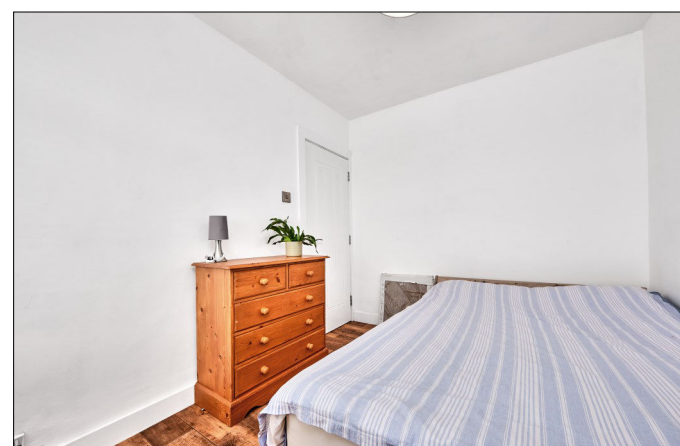
Bedroom 1:

With recessed lighting. 12'7 x 12'6



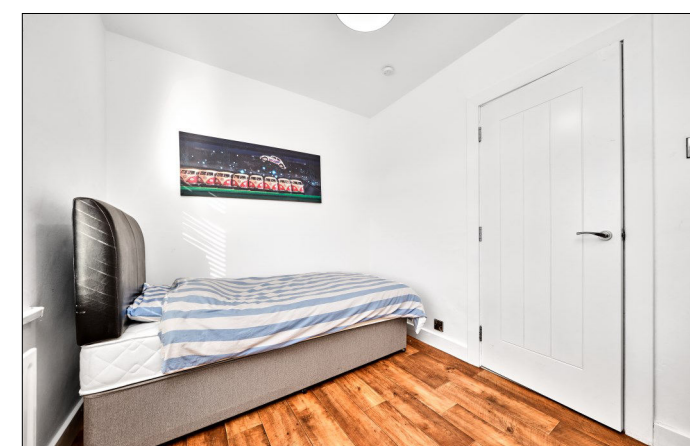
Bedroom 2:

With laminate wood floor. 10'11 x 8'7



Bedroom 3:

9'10 x 7'11



Bathroom:

With white suite comprising w.c., wash hand basin set in vanity unit, L shaped bath with shower above, fully tiled wall above bath, half tiled walls, hot press and immersion heater, vertical radiator, extractor fan, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Outside to rear there is a large fenced in lawn and established fruit trees and shrubbery. Tap to rear. Outside to front there is a walled in lawn and concrete driveway to side extending to detached garage 29'5 x 10'2 with PVC roller door.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Roof Space Suitable For Conversion
- ** New Kitchen, Bathroom & Internal Decor
- ** Burglar Alarm
- ** Garden Is Generously Sized (approx. 3,200 sq. ft.) & Offers Potential For A Building Extension Or Creative Landscaping
- ** 4kW Sharp Solar PV Panels Which Generate Around 3000kWh Of Electricity Annually. They Provide Additional Income Through On-Site Use, Grid Export & Participation In The ROC Scheme

TENURE:

TBC

CAPITAL VALUE:

£145,000 (Rates: £1,421.58 p/a approx.)

