



78 STATION ROAD, PORTSTEWART



X 3



X 1



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G	17	
Not energy efficient - higher running costs			

OFFERS OVER £185,000

# 78 STATION ROAD, PORTSTEWART

This 3 bedroom detached bungalow offers great potential, situated in a highly desirable residential area close to the town and coastal road. In need of full refurbishment, this property presents an excellent opportunity for cash buyers seeking a project to transform into their ideal home. The accommodation includes a lounge, kitchen, bathroom and three bedrooms. Outside, the property boasts a good-sized, south-facing rear garden, a private driveway and a detached garage.

## FEATURES

- CASH BUYERS ONLY
- Oil fired central heating.
- Good-sized South-facing rear garden.
- Detached garage.
- Requires refurbishment throughout.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,372.56

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)  
81 The Promenade  
Portstewart  
BT55 7AF

T: 028 7083 5444

E: portstewart@philiptweedie.com

W: www.philiptweedie.com

## ENTRANCE HALL

Access to the roof space.

## KITCHEN

2.88 m x 3.34 m (9'5" x 10'11")

Range of fitted units; stainless steel sink; space for fridge freezer; space for cooker; plumbed for dishwasher; boiler; tiled floor; door to the rear.

## LOUNGE

3.50 m x 4.39 m (11'6" x 14'5")

Bay window to the front; fireplace.

## BEDROOM 1

3.49 m x 3.79 m (11'5" x 12'5")

Double bedroom to the rear.

## BEDROOM 2

3.49 m x 4.26 m (11'5" x 14'0")

Double to the front.

## BEDROOM 3

2.92 m x 3.20 m (9'7" x 10'6")

Double bedroom to the side.

## BATHROOM

1.83 m x 2.75 m (6'0" x 9'0")

Panel bath; toilet; wash hand basin; shelved hot press; vinyl floor.

## EXTERIOR

## GARAGE

4.54 m x 2.67 m (14'11" x 8'9")

## OUTSIDE FEATURES

- Paved driveway & parking area.
- Garden in lawn to the front & rear.
- Outside light & tap.



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# PHOTOS

