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ARMSTRONG
GORDON



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

PORTSTEWART

2 Hatheran Mews

BT55 7US

Offers Over £284,950

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A beautiful three bedroom detached house extending to approximately 1022 square feet of comfortable living space and situated within a development which has a reputation synonymous with style and impeccable workmanship. Constructed circa 2019 by the well renowned contractors O'Kane Homes, internally the bright and spacious accommodation provides a fantastic contemporary feel with no detail overlooked to ensure maximum comfort and a serene sanctuary to relax and unwind. Externally the property benefits from a private driveway providing excellent security and peace of mind. Practically on the doorstep of the North Coast, this elegant home lends itself to the gateway of many of the North Coast's finest attractions including the Giant's causeway, championship golf courses, beaches and an excellent choice of first class eating establishments.

Approaching Portstewart on the Coleraine Road, take your first right after Tesco onto the Agherton Road. Take your third left onto Lissadell Avenue and the Hatherans development will be your fourth right. No. 2 will be located immediately on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'6 wide with under stairs storage cupboard and tiled floor.

Separate W.C.:

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

Lounge:

With floor to ceiling windows. 15'5 x 11'3 Open plan to:



Kitchen/Dining Area: 22'5 x 15'5

With bowl and half stainless steel sink unit, high and low level built in units, integrated ceramic hob, and oven with stainless steel extractor fan above, integrated fridge freezer and dishwasher, saucepan drawers, recessed lighting, tiled floor and floor to ceiling sliding patio doors leading to rear garden.



Utility Room:

With single drainer stainless steel sink unit, high and low level units, plumbed for automatic washing machine, extractor fan, tiled floor and pedestrian door leading to rear. 6'6 x 6'3



FIRST FLOOR:

Landing:

With storage cupboard.

Bedroom 1:

11'6 x 10'7

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower and rainfall shower head, additional telephone hand shower, extractor fan, recessed lighting and tiled floor.

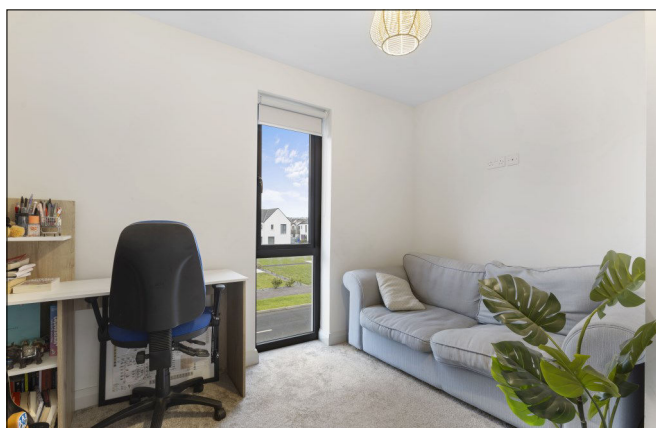


Bedroom 2:

13'5 x 8'1

**Bedroom 3:**

10'6 x 8'6

**Bathroom:**

With white suite comprising w.c., wash hand basin set in vanity unit with tiled splashback, fully tiled walk in shower cubicle with rainfall shower head, additional telephone hand shower, bath with tiled surround, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Paved pathway to front and side of property. Garden to rear is laid in lawn and fenced in with extensive paved patio area. Parking to rear. Light to front and rear. Tap to side.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Decorative Order Throughout
- ** Full Wall Glass Door From Living Area To Rear Garden

TENURE:

Leasehold

CAPITAL VALUE:

£140,000 (Rates: £1,372.56 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 £384.92 p/a approx.** (12.02.25) Accessed annually.

We advise all purchasers to make themselves aware of any rental and domestic pet restrictions within communal lease before proceeding.

