


FREE INDEPENDENT FINANCIAL ADVICE

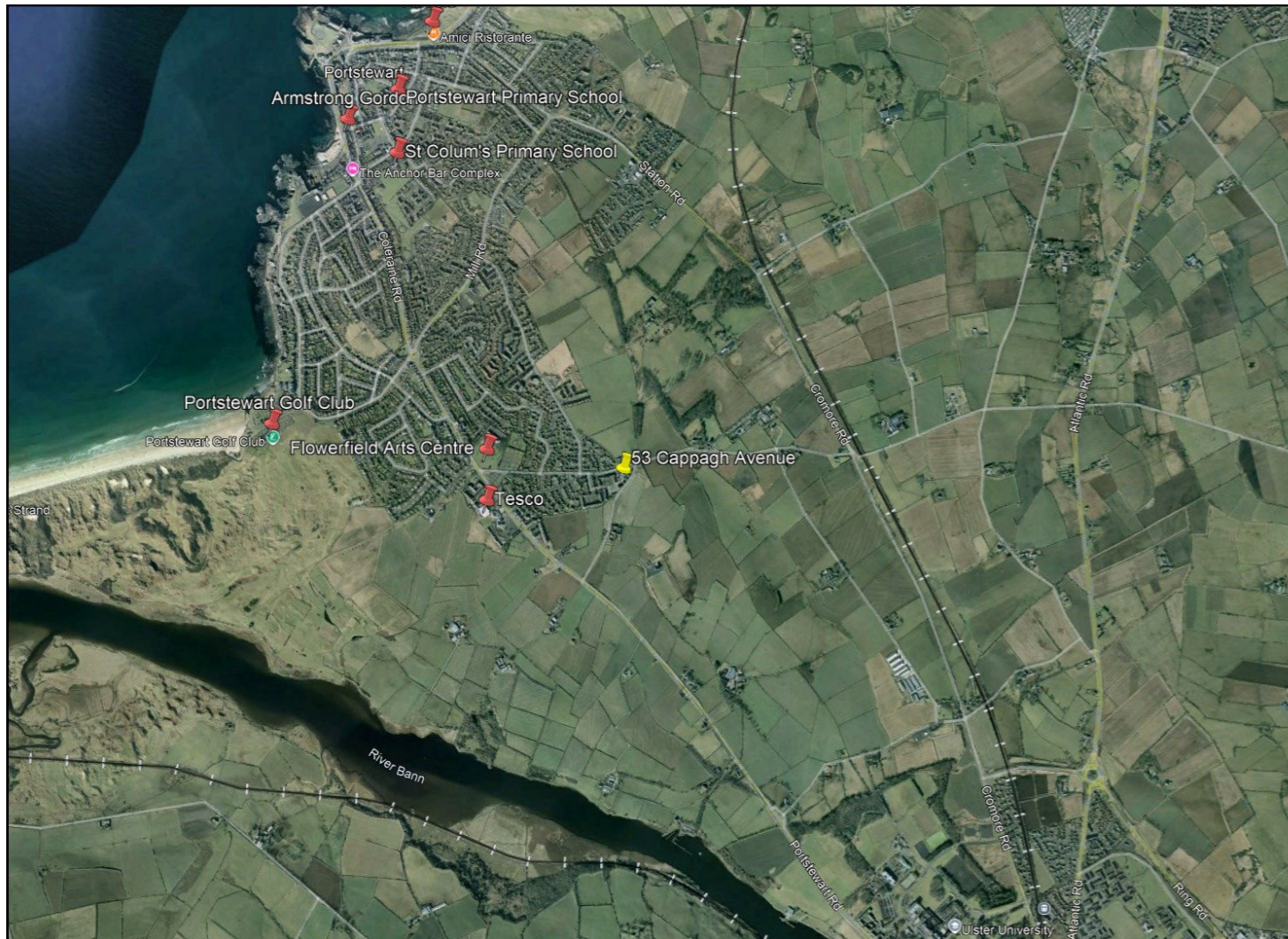
Mortgage Services:
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Other Financial Services:
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To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

53 Cappagh Avenue

BT55 7RY

Offers Over £264,500

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A delightful four bedroom detached residence which has been finished off to a great standard throughout located in a popular residential development. The property itself exudes a contemporary atmosphere internally and offers modern and easy maintenance living spread over two floors. The bright, well presented and deceptively spacious accommodation will be more attractive to a family, although the Portstewart setting will ensure appeal from a wide spectrum of potential buyers. 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 from Coleraine on the Coleraine Road, turn right after Tesco onto the Agherton Road at Flowerfield Arts Centre. Take your first right into Cappagh Avenue and the first left. No 53 will be located on your left hand side at the other side of the communal green area.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

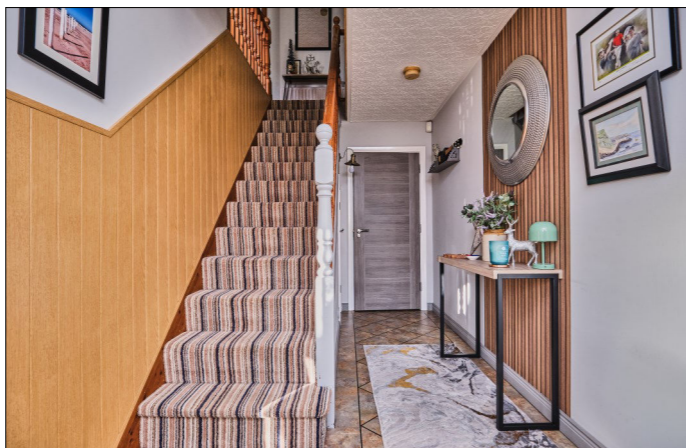
6'7 wide with under stairs storage cupboard, part panelled walls and Karndean flooring.

Separate W.C.:

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

Lounge:

With wood surround fireplace with cast iron inset and tiled hearth, part panelled walls, coving and cornicing. 20'3 x 11'7



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob with glass splashback, integrated 'Indesit' oven with extractor fan above, integrated dishwasher, glass display cabinet, larder cupboard, under unit lighting, recessed lighting and Amtico floor. 14'3 x 11'7



Archway through to:

Family Area:

With Amtico flooring, pine sheeted vaulted ceiling with recessed lighting and PVC French doors leading to rear garden. 11'1 x 8'7



Utility Room:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, plumbed for automatic washing machine, space for tumble dryer, space for fridge freezer, extractor fan, tiled floor and pedestrian door leading to rear garden. 12'2 x 5'4



FIRST FLOOR:

Landing:

With hot press, storage cupboard, access to roof space and recessed lighting.



Bedroom 1:

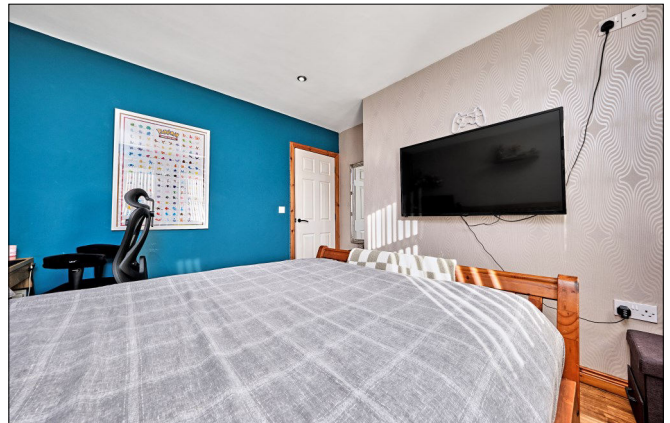
With recessed lighting and 'Amtico' flooring.
11'8 x 11'4

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, recessed lighting, extractor fan and 'Amtico' flooring.



Bedroom 2:

With recessed lighting and 'Amtico' flooring. 11'1 average x 10'8



Bedroom 3:

With recessed lighting and 'Amtico' flooring.
9'2 x 8'5



Bedroom 4:

With recessed lighting and 'Amtico' flooring. 9'1 x 8'5

Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, bath with tiled surround, PVC cladded walk in shower cubicle with electric shower, recessed lighting, extractor fan and 'Amitco' flooring.



EXTERIOR FEATURES:

Tarmac driveway leading to detached garage 15'1 x 9'8 with light and power points, sink with electric shower with tiled splashback and part PVC and part wood panelled walls. Garden to front is laid in lawn and surrounded by hedging. Garden to rear is fenced in with paved patio area and elevated decked area. Light to front and rear. Tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Decorative Order Throughout
- ** Detached Garage

TENURE:

Leasehold

CAPITAL VALUE:

£155,000 (Rates: £1519.62 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. **Current Service Charge is £175.00 p/a approx. (14.02.25).**

