



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

3 Station Avenue

BT55 7UP

Offers Over £324,500

028 7083 2000
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A superb opportunity to acquire a beautiful 3 bedroom semi-detached house extending to approx. 1259 sq. ft of internal living space having been constructed circa 2018. Very contemporary and innovative, this stunning home is both impressive and highly desirable and is situated just off the Station Road in a residential living environment. Both bright and spacious the property is in exceptional neutral decorative order right through and no expense has been spared in the finish and specification. Externally the property enjoys a fully enclosed rear garden area which also benefits from private parking to side. Close at hand is the Strand Beach, Portstewart Golf Club, Promenade and an excellent selection of schools and churches. With an excellent location combined with all the benefits a modern home can offer, we would highly recommend early internal inspection.

Approaching Portstewart on the Station Road, take your second left after the Cromore Halt restaurant into Station Court. Take your right and No 3 will be located on your right hand side.

ACCOMMODATION COMPRISES:

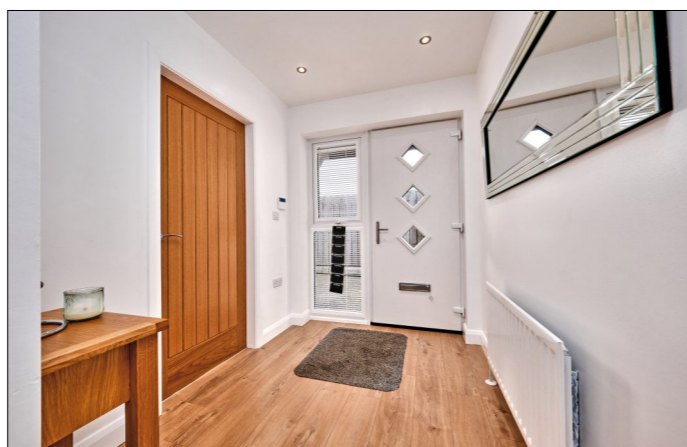
GROUND FLOOR:

Entrance Hall:

6'2 wide with large cloaks cupboard and high grade laminate wood floor.

Lounge:

With recess for multi burner with granite hearth and wood mantle, recessed lighting and high grade laminate wood floor. 18'4 x 15'5



Kitchen/Dining Area: 16'1 x 11'3

With bowl and half 'Blanco' stainless steel sink unit set in granite worktops, upstands and sills, high and low level built in units with tiling between, integrated gas hob and oven, stainless steel extractor fan above with granite splashback, integrated fridge freezer and dishwasher, saucepan drawers, drawer bank, cupboard housing gas boiler, recessed lighting, Porcelain tiled floor and PVC French doors leading to rear garden.



Utility Room:

With single drainer stainless steel sink unit, high and low level built in units with plumbing for automatic washing machine, space for tumble dryer, extractor fan and Porcelain tiled floor. 8'3 x 6'7

Separate W.C.:

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

FIRST FLOOR:

Landing:

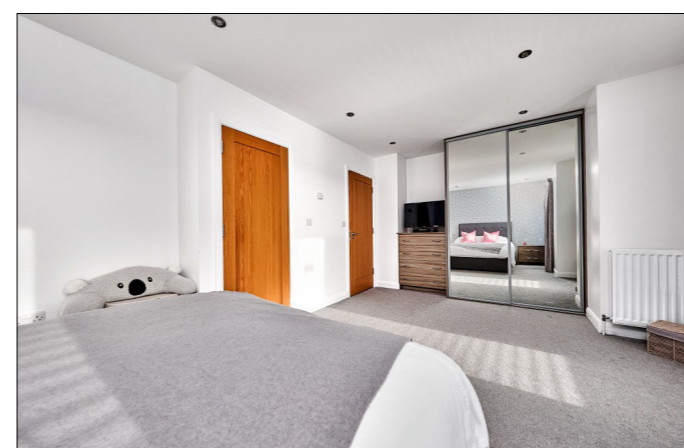
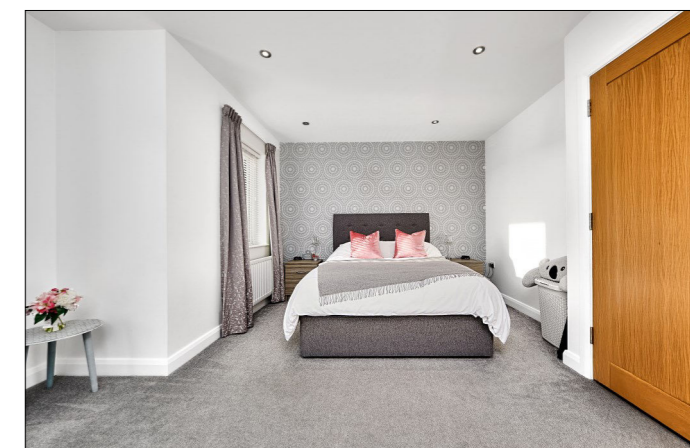
With storage cupboard and access to floored roof space with ladder.



Bedroom 1:

With recessed lighting and mirrored slide robes. 18'4 x 13'4

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, heated towel rail, extractor fan, recessed lighting and tiled floor.



Bedroom 2:

With mirrored slide robes. 11'2 x 7'8



Bedroom 3:

11'2 x 7'9



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback and storage below, fully tiled walk in shower cubicle with mains shower, telephone hand shower over bath with tiled splashback, heated towel rail, recessed lighting, extractor fan and tiled floor.



EXTERIOR FEATURES:

Tarmac driveway leading to side of property. Garden area to front is laid in lawn. Garden to rear is laid in lawn and fenced in with paved patio area. Tap to side and external electric provision to rear. Lights to rear and side.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Flush Internal Doors With Complementary Door Ironmongery
- ** Wired For Burglar Alarm
- ** Excellent Decorative Order Throughout

TENURE:

Leasehold

CAPITAL VALUE:

£150,000 (Rates: £1470.60 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 etc. Details of the annual Service Charge and full management services are available on request.

Current Service Charge is £217.99 per annum (20.02.25).

