



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

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ARMSTRONG GORDON



20 Sunset Park



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	68 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

20 Sunset Park

BT55 7EH

Offers Over £345,000

028 7083 2000
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An exceptional three bedroom semi-detached house situated in a very popular residential area and located within proximity of the Promenade and most local amenities. Constructed circa 2015 and extending to approximately 1108 square feet of living space, internally the property offers both bright and spacious accommodation and has been immaculately presented throughout by the current vendor culminating in a very contemporary interior. This beautiful home will undoubtedly attract interest from a broad spectrum of potential purchasers. This is a unique opportunity to procure an outstanding home offering a choice of well laid out accommodation combined as well with partial views of Donegal Headlands and Atlantic Ocean.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto Church Street. Take your first right onto Lever Road then your first right after St. Colum's Primary School onto Mullaghacall Road. Take your third left onto Sunset Ridge and first right onto Sunset Park. No. 20 will be located on your right hand side just before the apartments.

ACCOMMODATION COMPRISES:

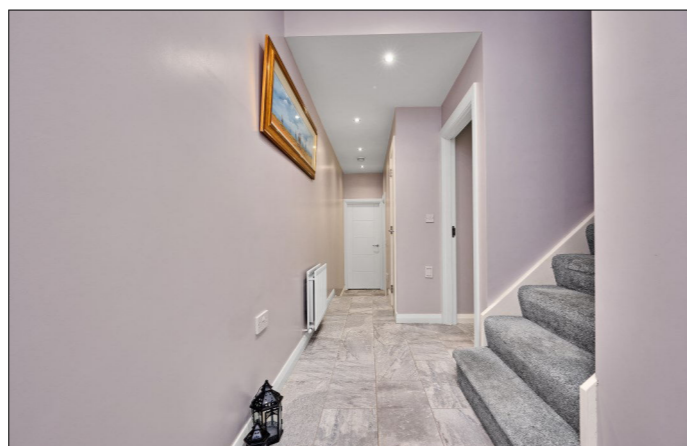
GROUND FLOOR:

Entrance Porch:

With tiled floor.

Entrance Hall:

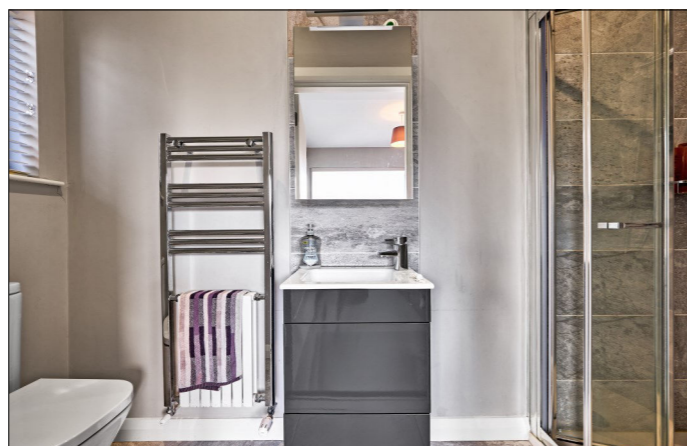
4'6 wide with storage cupboard, recessed lights and tiled floor.



Bedroom 1:

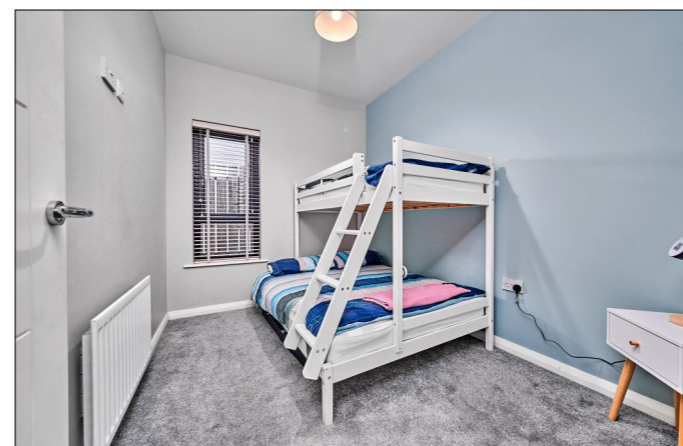
With fitted tripled mirrored slide robes and sliding doors leading to garden and patio area. 11'9 x 11'1

Ensuite off with w.c., wash hand basin set in vanity unit with tiled splashback, fully tiled walk in double shower cubicle, vertical chrome towel rail, extractor fan and tiled floor.



Bedroom 2:

With triple built in mirrored wardrobe. 8'9 x 8'10

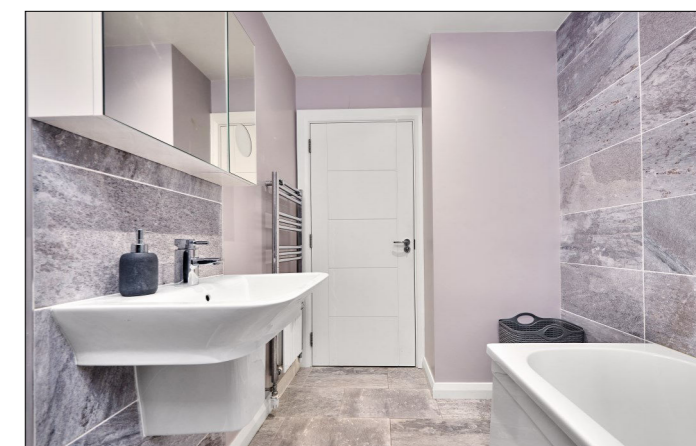
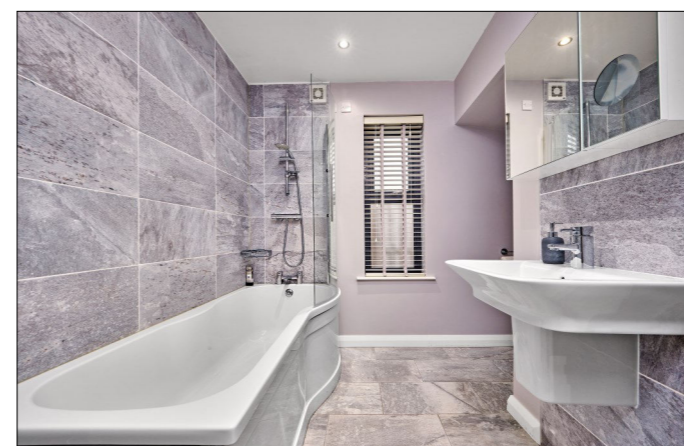


Bedroom 3:

10'4 x 7'9

Bathroom:

With white suite comprising floating w.c. floating wash hand basin, mains shower and telephone hand shower over p shaped bath, tiling above bath, vertical chrome towel rail, recessed lighting and tiled floor.



FIRST FLOOR:

Open Plan Lounge/Kitchen/Dining Area:

34'6 x 13'8

Lounge/Dining Area:

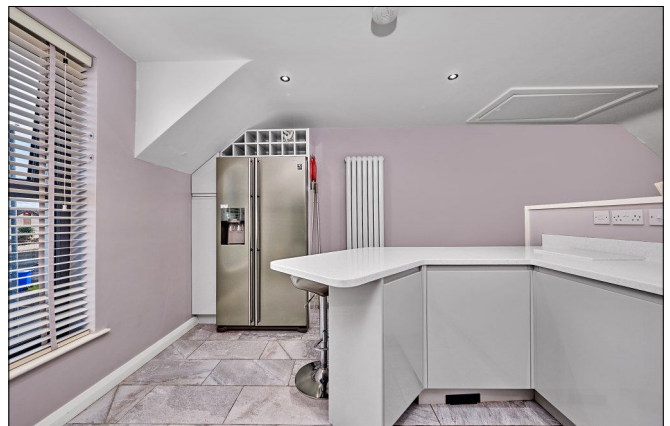
With laminate wood floor, two 'Velux' windows and patio doors leading to balcony.





Kitchen:

With Franke stainless steel sink unit, high and low level built in units with under unit lighting, integrated stainless steel double 'Neff' oven and microwave, 5 ring gas hob with extractor fan above, space for American fridge freezer, integrated dishwasher, washing machine and tumble dryer, curved breakfast bar with seating for three people, wine rack, vertical heated towel rail, drawer bank, recessed lighting and tiled floor.



Balcony Area:

With glass balustrades and tiled floor. 15'2 x 7'6





EXTERIOR FEATURES:

Outside to rear there is a large paved patio area and garden area laid in lawn with stairs to first floor balcony. Spacious outside shed with light and power points and separate side section for lawnmowers etc. Lights to front and rear. Outside to front there is a tarmac parking area.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Burglar Alarm
- ** Excellent Decorative Order
- ** Beam Vacuum System

TENURE:

Leasehold

CAPITAL VALUE:

£120,000 (Rates: £176.48 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).**



