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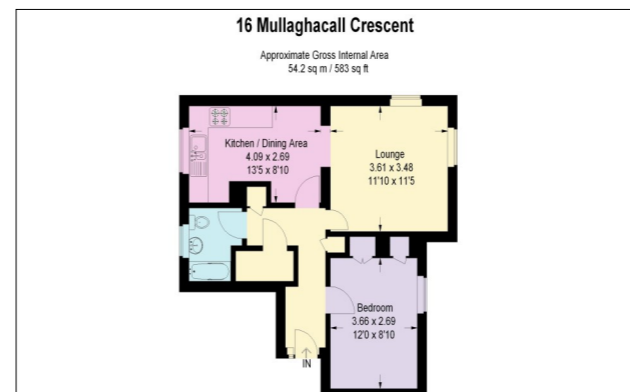


**ARMSTRONG GORDON**



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**PORTSTEWART**

**16 Mullaghacall Crescent**

**BT55 7EL**

**Offers Over £119,500**

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This is a delightful 1 bedroom ground floor apartment in good order throughout and situated within walking distance from most local amenities including the towns main Promenade, schools and shops. The property has compact living accommodation and benefits from modern kitchen and cosy living accommodation right through. This property would suit a wide range of potential buyers including first time buyers or those hoping to acquire an affordable holiday home in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road from Coleraine, take your third left at the Diamond round-a-bout onto Church Street. Take your immediate right onto Lever Road and first right onto Mullaghacall Road. Proceed up the hill and then first right into Mullaghacall Crescent. No.16 will be situated in the first block on your left hand side.

#### ACCOMMODATION COMPRISES:

#### GROUND FLOOR:

##### Entrance Hall:

With laminate wood floor.

##### Lounge: 11'10 x 11'5

With recess for electric fire, laminate wood floor and sea views.



##### Kitchen: 17'5 x 8'10

With stainless steel sink unit, high and low level units with tiling between, space for cooker, integrated dishwasher, plumbed for automatic washing machine, drawer bank and tiled floor.



##### Bedroom 1:

With double built in wardrobe, single built in wardrobe and laminate wood floor.



#### Bathroom:

With white suite comprising w.c., wash hand basin, electric shower over bath, fully tiled walls and tiled floor.



#### EXTERIOR FEATURES:

Outside to rear there is a communal parking area and open green area.

#### SPECIAL FEATURES:

- \*\* Economy 7 Heating
- \*\* PVC Double Glazed Windows
- \*\* Sea Views
- \*\* Good Decorative Order Throughout
- \*\* Furniture Available As An Optional Extra

#### TENURE:

Leasehold

#### CAPITAL VALUE:

£70,000 (Rates: £686.28 p/a approx.)

