



# **18 CAPPAGH AVENUE, PORTSTEWART**



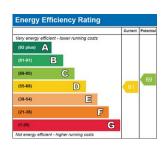


X 4



**3** X 1





# **18 CAPPAGH AVENUE, PORTSTEWART**

This beautifully updated home offers excellent living accommodation, featuring four bedrooms (one ensuite), a stylish dining kitchen, a spacious lounge, a utility room, a family bathroom plus a convenient downstairs WC. The property benefits from an easily maintained enclosed side garden and off-street parking. Situated in a well maintained development, it is ideally located close to the town and the many attractions of Portstewart.

#### **FEATURES**

- Oil fired central heating.
- Double glazing in uPVC frames.
- Fully refurbished throughout.
- Enclosed side garden.

#### ADDITIONAL INFORMATION

**TENURE: TBC** 

ANNUAL RATES: £1,568.64

ANNUAL SERVICE CHARGE: TBC

#### SCAN THE QR CODE BELOW FOR FULL DETAILS



# **VIEWING & FURTHER QUERIES**

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#### **ENTRANCE HALL**

5.51 m x 1.98 m (18'1" x 6'6")

Tiled flooring; understairs storage.

#### **DINING KITCHEN**

4.36 m x 3.61 m (14'4" x 11'10")

Range of contemporary fitted units; laminate work surfaces; stainless steel sink and drainer; feature tiled and panelled splash back; electric oven; gas hob with extractor unit over; tiled floor; dining area with patio doors to the garden.

#### **UTILITY ROOM**

1.34 m x 3.61 m (4'5" x 11'10")

Range of low level fitted units; laminate work surfaces; stainless steel sink; tiled splash back; space for under counter fridge; plumbed for washing machine; tiled floor; door to the rear.

#### **LOUNGE**

6.16 m x 3.64 m (20'3" x 11'11")

Cast iron fireplace with gas inset, wood surround and tiled hearth; laminate wood flooring.

#### **DOWNSTAIRS WC**

1.08 m x 1.92 m (3'7" x 6'4")

Toilet; wash hand basin; tiled floor.

# **FIRST FLOOR**

# LANDING

Shelved linen cupboard and hot press.

#### **BEDROOM 1**

3.48 m x 3.65 m (11'5" x 12'0")

Double bedroom to the front.

# **ENSUITE**

2.60 m x 1.63 m (8'6" x 5'4")

Panelled shower cubicle with electric shower; toilet; wash hand basin; vinyl flooring.

# **BEDROOM 2**

3.31 m x 3.08 m (10'10" x 10'1")

Double bedroom to the front.

# BEDROOM 3

2.78 m x 2.59 m (9'1" x 8'6")

Double bedroom to the side.

# BEDROOM 4

2.76 m x 2.56 m (9'1" x 8'5")

Single bedroom to the front.

# **BATHROOM**

2.60 m x 1.93 m (8'6" x 6'4")

Panelled bath; panelled shower cubicle with electric shower; toilet; wash hand basin; part wood panelled walls; vinyl flooring.

# **EXTERIOR FEATURES**

- Enclosed garden in lawn to the side with concrete pathways.
- Side area with paviour brick paving.
- Boiler house.
- Outside lighting.
- Shared car parking to the front.





# PHOTOS



























