



18 CAPPAGH AVENUE, PORTSTEWART



X 4



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £249,950

# 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

Philip Tweedie & Company (Portstewart Office)  
81 The Promenade  
Portstewart  
BT55 7AF

T: 028 7083 5444  
E: portstewart@philiptweedie.com  
W: www.philiptweedie.com

## 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.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ  
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.

# PHOTOS



