

**For Sale**

19 Agherton Drive, Portstewart BT55 7HZ

Offers Over **£239,950**



**Property Overview**

- Semi- Detached Chalet Bungalow
- 3 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed windows
- uPVC gutters, fascia and downpipes
- Tarmac driveway
- Convenient to Portstewart town centre, schools and restaurants
- Rates: The assessment for the year 2023/2024 is £1349.23
- EPC Rating - D56

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**Entrance Hall:**

With uPVC front door with glass side panel, telephone point. Understairs storage.

**Lounge:**

5.3m x 3.6m (17' 5" x 11' 10") (max) with tiled fireplace surround, tiled inset, tiled hearth and wooden mantle, electric fire, dimmer switch, television point.



19 Agherton Drive, Portstewart BT55 7HZ

**Kitchen::**

3.6m x 3.3m (11' 10" x 10' 10") (max) with eye and low level units, tiled between units, integrated hob, integrated oven, plumbed for dishwasher, stainless steel sink unit and drainer, extractor fan, wood panelled ceiling, recessed lighting, tiled floor.



19 Agherton Drive, Portstewart BT55 7HZ

**Dining Room:**

4.3m x 2.8m (14' 1" x 9' 2") (max) with laminate flooring.



**Hallway:**

With laminate flooring.

**Utility Room:**

2.9m x 2.4m (9' 6" x 7' 10") with low level units, tiled splashback, plumbed for washing machine, stainless steel sink unit and drainer, extractor fan, laminate flooring.



19 Agherton Drive, Portstewart BT55 7HZ

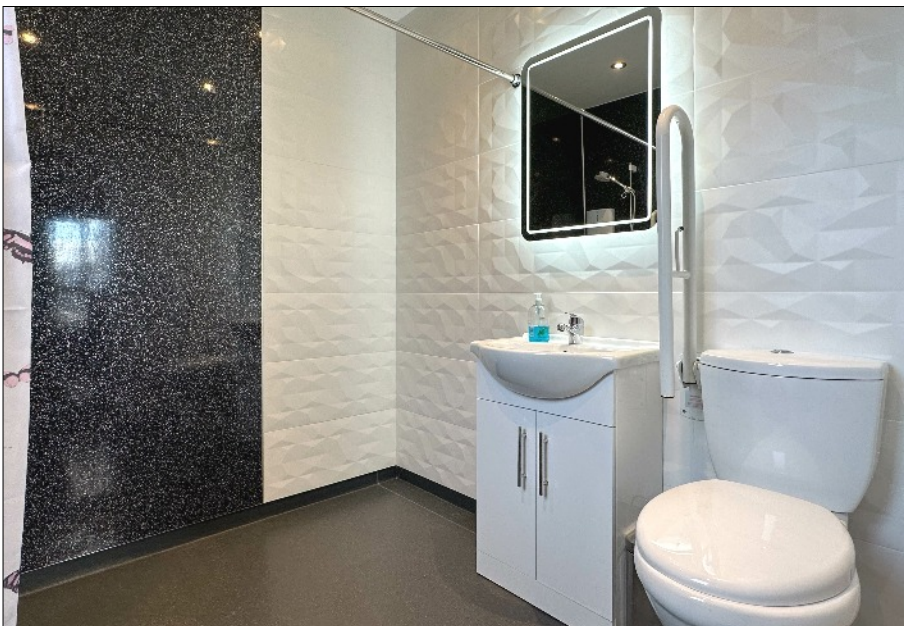
**Bedroom (1):**

4.1m x 3m (13' 5" x 9' 10") (max) with laminate flooring, television point.



**Wetroom:**

Comprising wash hand basin with storage cupboard, w.c., part tiled walls with PVC panelling around shower area, electric shower fitting, extractor fan, recessed lighting, heated towel rail, resin flooring, LED bathroom mirror.



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**First Floor**

**Landing:**

With access to roofspace. Hotpress.

**Bedroom (2):**

4.5m x 2.8m (14' 9" x 9' 2") with access to eaves, laminate flooring.



**Bedroom (3):**

3.4m x 2.8m (11' 2" x 9' 2") with access to eaves.



19 Agherton Drive, Portstewart BT55 7HZ



**Bathroom and w.c. Combined:**

Comprising wash hand basin, w.c., shower cubicle with electric shower fitting, tiled walls, tiled floor, extractor fan, wood panelled ceiling.

19 Agherton Drive, Portstewart BT55 7HZ

**EXTERIOR FEATURES**

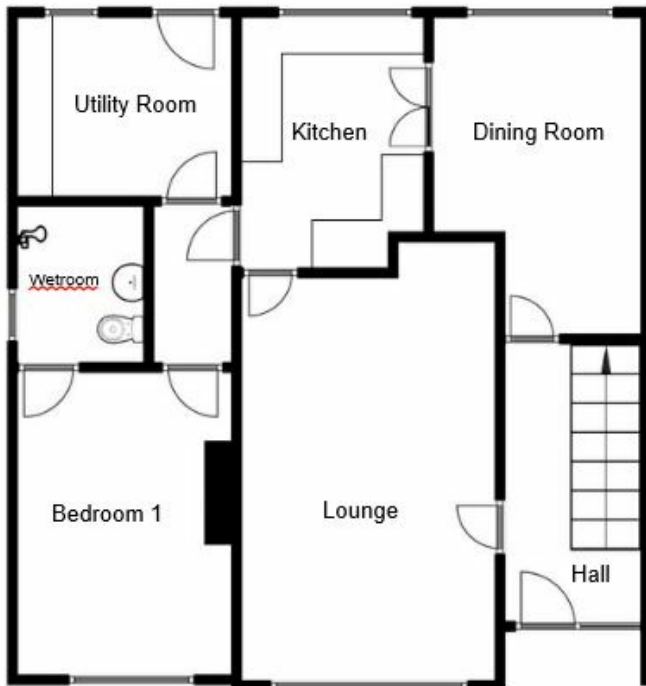
Tarmac driveway. Garden laid in lawn to the front. Wall enclosed to front with hedging and shrubs. Garden laid in lawn to side with paving to rear garden. Rear garden laid in lawn and paving and enclosed with fencing and hedging. Outside light to front and rear. PVC oil tank. Water tap to rear.



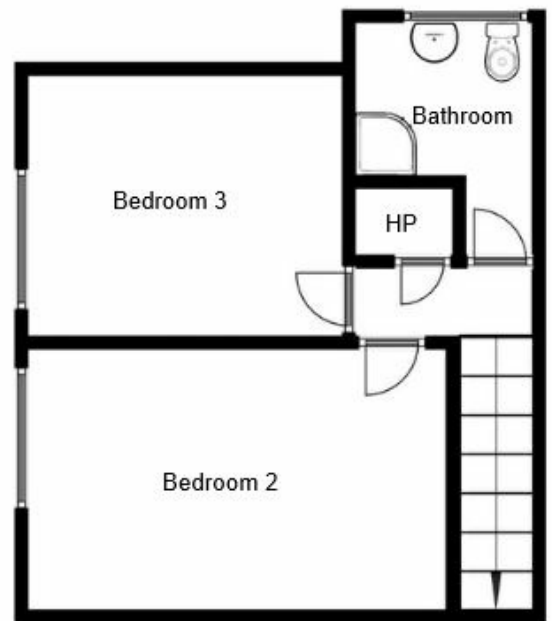


19 Agherton Drive, Portstewart BT55 7HZ

## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

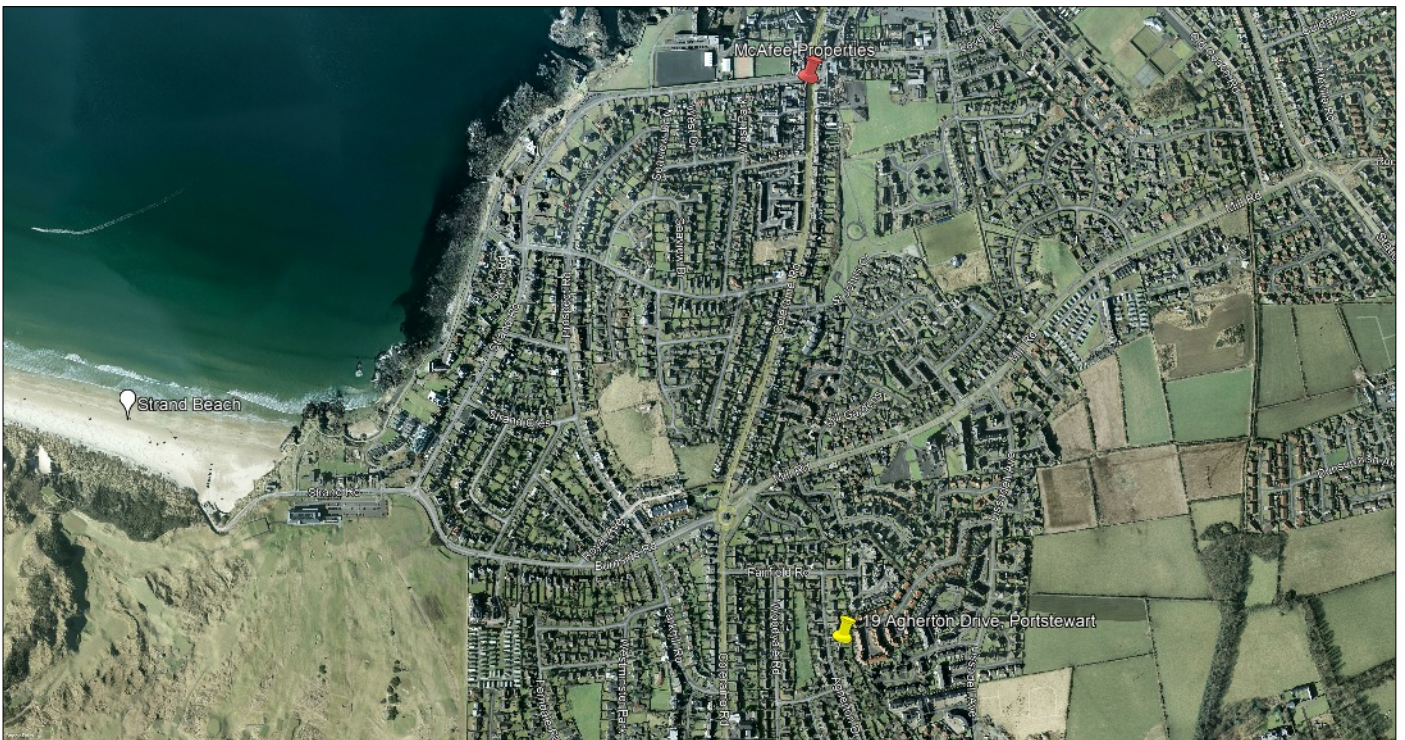
**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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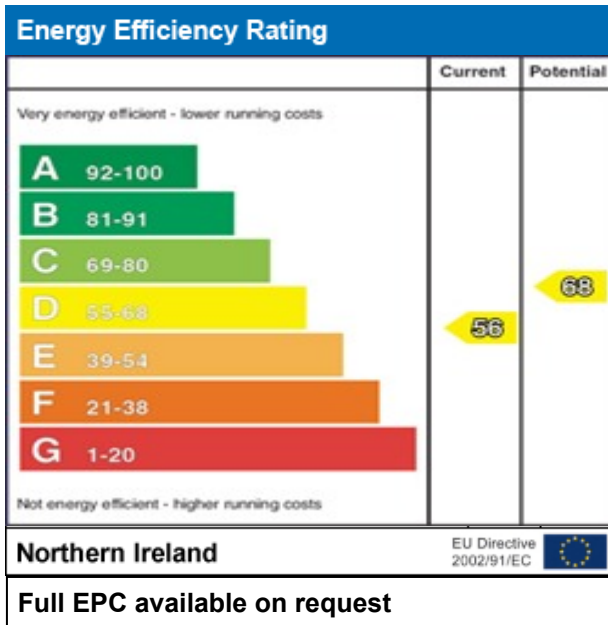
19 Agherton Drive, Portstewart BT55 7HZ



**Property Location:**

On approaching Portstewart along the Coleraine Road, just before the Burnside roundabout, turn right onto Fairfield Road, then second right onto Agherton Drive and Number 19 is situated on the left hand side.

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**OFFICE OPENING HOURS**

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

**WEBSITE AND E-MAIL**

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**

PST1475 040124/MH

**OUR OFFICE LOCATION**



# Think

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*by Clare*

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- Landlord Insurance

Contact Clare on 028 7083 2233 / 07739 707 078

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