

For Sale

9A West Park, Portstewart, BT55 7NA

Offers Over **£249,950**



Property Overview

- Semi Detached House
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- Woodgrain uPVC double glazed windows
- American Cherry internal doors
- Beam vacuum system installed
- First floor balcony to the front with partial sea view
- Easy walking distance to town centre, shops, restaurants and cafes
- Enclosed garden to the rear with parking to the front
- Excellent condition both internally and externally
- Rates: The assessment for the year 2015/2016 is £1065.40
- EPC Rating - C72

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Entrance Hall:

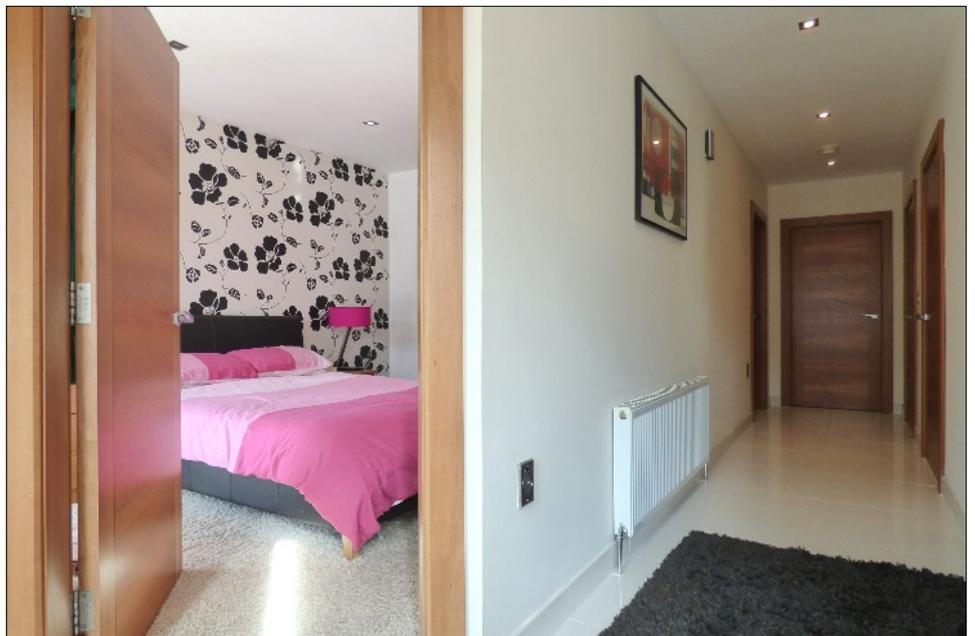
With Agba mahogany front door with opal frosted glass panels, polished porcelain tiled floor, telephone point, smoke alarm, burglar alarm control panel, shelved hotpress with sensor light, recessed spotlighting.

Cloakroom:

Comprising w.c., wash hand basin, mixer tap, heated towel rail, extractor fan, tiled floor, sensor light, recessed spotlighting.

Utility Room:

9'10 x 7'4 (3.00m x 2.24m) with eye and low level units, single drainer stainless steel sink unit with mixer tap, larder/storage cupboard, Hotpoint washing machine, Hotpoint condenser dryer, tiled floor, recessed spotlighting, Agba mahogany rear door with glass panel leading to patio area and garden.



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Bedroom (1):

16'7 x 10'1 (5.05m x 3.07m) with television point, telephone point, patio doors to rear patio area and garden, recessed spotlights.

En-suite:

Comprising w.c. with Geberit concealed cistern, wall mounted wash hand basin with mixer tap, fully tiled shower cubicle, Avor drencher power shower with telephone hand shower attachment, mirror cabinet with light and shaver point, heated towel rail, tiled on one wall, extractor fan, tiled floor, sensor light, recessed spotlighting.

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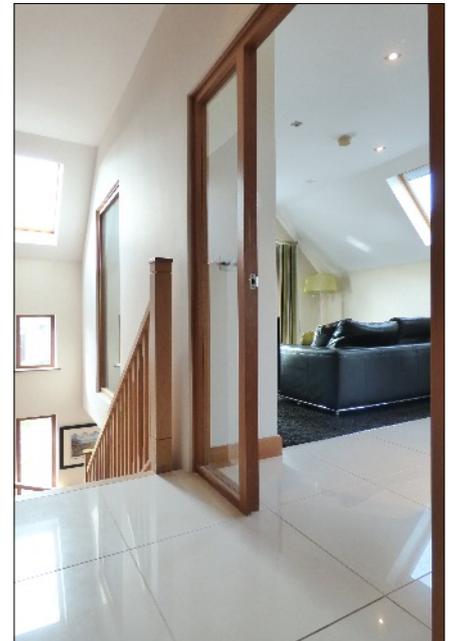
Bedroom (2):

13'4 x 9'10 (4.06m x 3.00m) with telephone point, television point, patio doors to front area, recessed spotlighting.

Solid oak turning staircase leading to:

FIRST FLOOR

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FIRST FLOOR

Landing:

With tiled floor, Velux window, smoke alarm, wall lights, recessed spotlighting, curved feature glass brick wall.

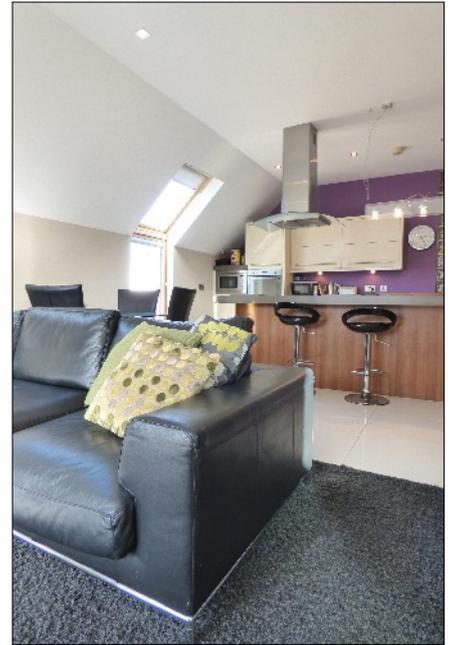
Open plan Lounge / Kitchen Area:

Lounge:

14'1 x 13'6 (4.29m x 4.11m) with dimmer switch controls, telephone point, television (and Sky) point, wall mounted electric fire with remote control, feature internal window to stair well, patio doors leading to decked balcony, smoke alarm, Velux window, recessed spotlighting.



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Decked Balcony:
With partial Sea Views.



Close up of view



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Kitchen / Dinette:

12'1 x 13'6 (3.68m x 4.11m) with eye and low level units, Franke one and a half bowl stainless steel sink unit integrated into seamless Corian work surface, breakfast bar, saucepan drawers, Smeg integrated electric oven and ceramic hob, glass display shelves, upward folding eye level cupboards, Smeg integrated microwave, soft close doors on cupboards and drawers, Beam vac pan, suspended spotlighting, tiled floor, Cabrio Velux window, smoke alarm, curved feature glass brick wall.



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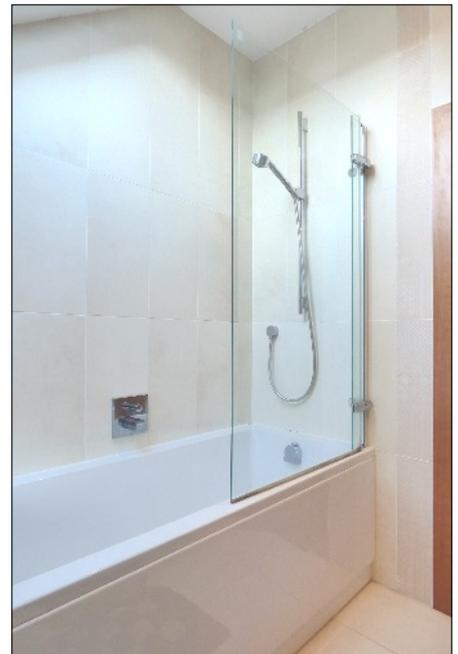
Bedroom (3):

11'2 x 10'6 (3.40m x 3.20m) with television point, telephone point, Velux window, recessed spotlights, patio door to balconette.



Bathroom and w.c. Combined:

Comprising Duravit w.c. and wash hand basin, mixer tap, fully tiled wall, Durvit panel bath, Axor power shower, glass shower screen, chrome fittings, mirror with touch sensor light, tiled floor, extractor fan, Velux window, heated towel rail, sensor lights, recessed spotlighting.



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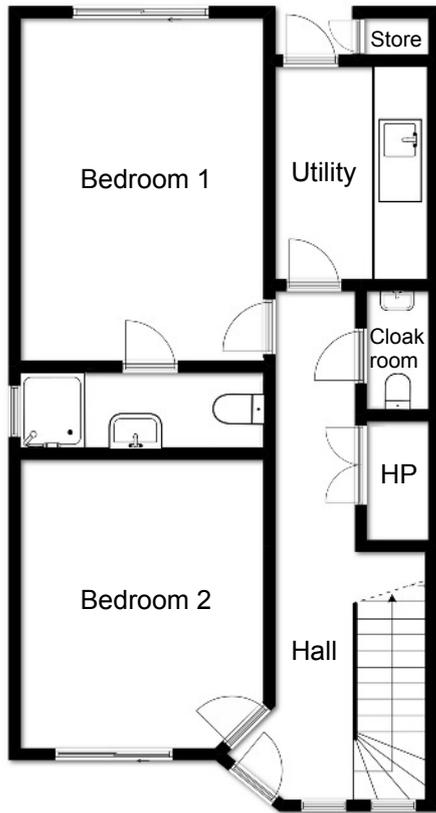
EXTERIOR FEATURES

Paviour brick driveway to front with raised shrub beds set in slate chippings, elevation uplighters, pedestal light, recessed spotlights under balcony. Paviour brick path to side with outside light.

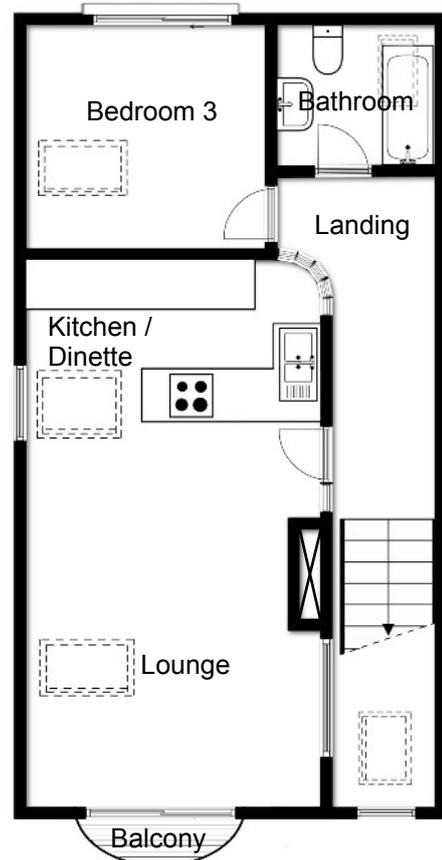
Garden laid in lawn to rear with small trees enclosed by wooden fencing, water tap, paviour brick patio with two pedestal lights, uPVC oil tank and burner enclosed by wooden fencing, storage cupboard housing Beam vacuum system, two outside lights.



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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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8. None of the systems or equipment in the property has been tested by McAfee Portstewart for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location

On approaching Portstewart along the Coleraine Road turn left at the Diamond roundabout onto Strand Road, and then first left onto West Park, where you will find 9A on the left hand side.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
A 92 plus		
B 81 - 91		
C 69 - 80		
D 55 - 68		
E 39 - 54		
F 21 - 38		
G 1 - 20		
<i>Not energy efficient - higher running costs</i>		
	72	74
Northern Ireland		EU Directive 2002/91/EC 
Full EPC available on request		

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.mcafeepropertiesandmortgages.com
portstewart@mcafeepropertiesandmortgages.com

PROPERTY REFERENCE

PST1072 100316/RT

OUR OFFICE LOCATION



Google maps

