

For Sale

24 High Road, Portstewart, BT55 7BG

Offers Over **£285,000**



Property Overview

- Semi Detached House
- 3 Bedrooms, 1 Reception Room + Sun Room
- Oil fired central heating
- uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Magnificent uninterrupted Sea and Coastline views of waves and rocks, Atlantic Ocean, Portstewart town golf course and beyond to Ramore Headland and The Skerries at Portrush
- Elevated site located within a few minutes walk to superb restaurants, the Promenade, harbour and Portstewart town golf course
- Attached Garage, with off street parking for 2 cars on the driveway
- Very appealing, well maintained property
- Rates: The assessment for the year 2016/2017 is £1420.62
- EPC Rating - F37

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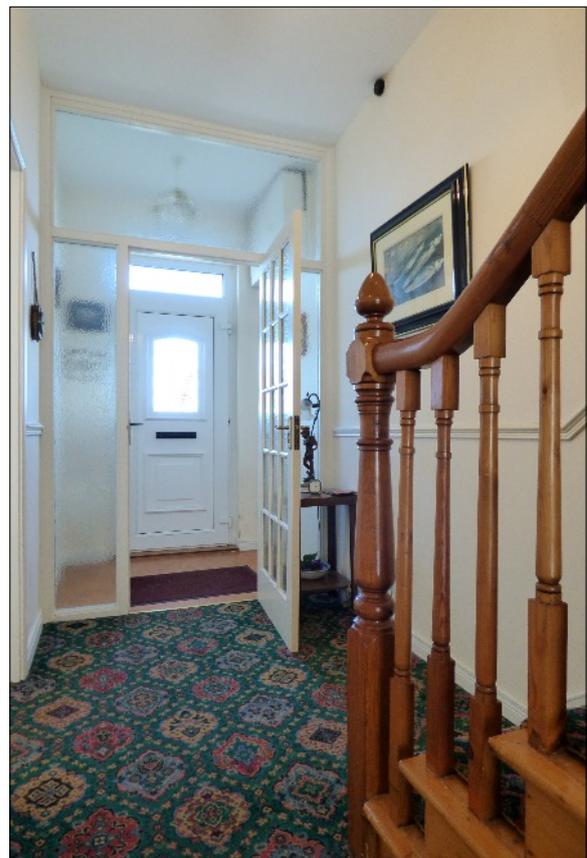
View to front

Entrance Porch:

With uPVC stained glass panelled front door, tiled floor, glass panelled door to:

Entrance Hall:

With dado rail, telephone point, pine staircase leading to first floor.



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Lounge:

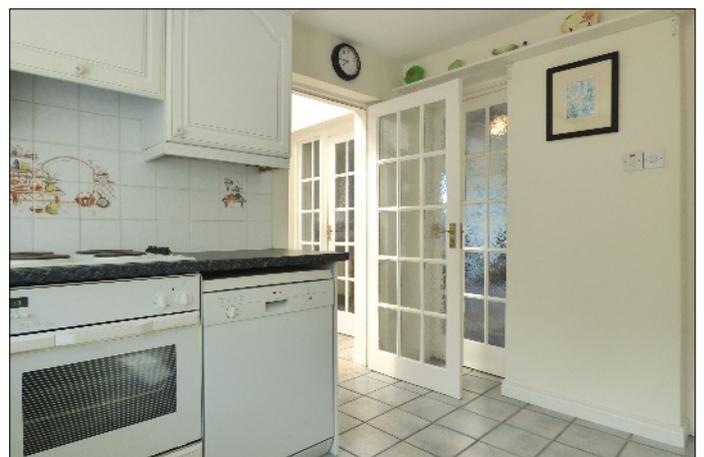
19' 9 x 12' 6 (6.02m x 3.81m) plus large box window (8ft 11ins x 2ft 3ins), mahogany surround fireplace with tiled inset and hearth, gas fire, feature cornice and two centre pieces, glass panelled doors leading to kitchen and sun room. Stunning close up views of rocks and sea including Atlantic Ocean, Portstewart town golf course and beyond to Ramore Headland, The Skerries at Portrush, and Scotland on a clear day.

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Kitchen:

11' 3 x 9' 9 (3.43m x 2.97m) with eye and low level units including an eye level glass display unit, Hygena oven and hob, extractor fan, tiled between units, one and a half bowl sink unit, integrated fridge and freezer, plumbed for dishwasher, plate rack, glass panelled door to:



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Rear Sun Room:
11' 0 x 6' 10 (3.35m x 2.08m) with Perspex ceiling, tiled floor, wall mounted radiator, uPVC French doors leading to the rear garden

Inner Hall:
Leading to integral garage.



Room (1):
11' 6 x 8' 6 (3.51m x 2.59m) (Max) with wooden flooring, eye ball spot lighting.

Room (2):
5' 8 x 4' 10 (1.73m x 1.47m)



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Turning pine staircase leading to:

FIRST FLOOR

Bedroom (1):

11' 1 x 9' 7 (3.38m x 2.92m) with Stunning close up views of rocks and sea including Atlantic Ocean, Portstewart town golf course and beyond to Ramore Headland, The Skerries at Portrush, and Scotland on a clear day.



Bedroom (2):

12' 7 x 8' 5 (3.84m x 2.57m) with outlook to tiered rear garden.



Bedroom (3):

8' 6 x 7' 9 (2.59m x 2.36m) with Stunning close up views of rocks and sea including Atlantic Ocean, Portstewart town golf course and beyond to Ramore Headland, The Skerries at Portrush, and Scotland on a clear day.



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Bathroom and w.c. combined:

10' 2 x 8' 10 (3.1m x 2.69m) (Max) spacious bathroom comprising panel bath, tiled shower cubicle with Mira electric shower fitting, wash hand basin, w.c., half tiled walls, tiled floor, extractor fan, shaver point, dado rail.

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EXTERIOR FEATURES

Integral Garage:

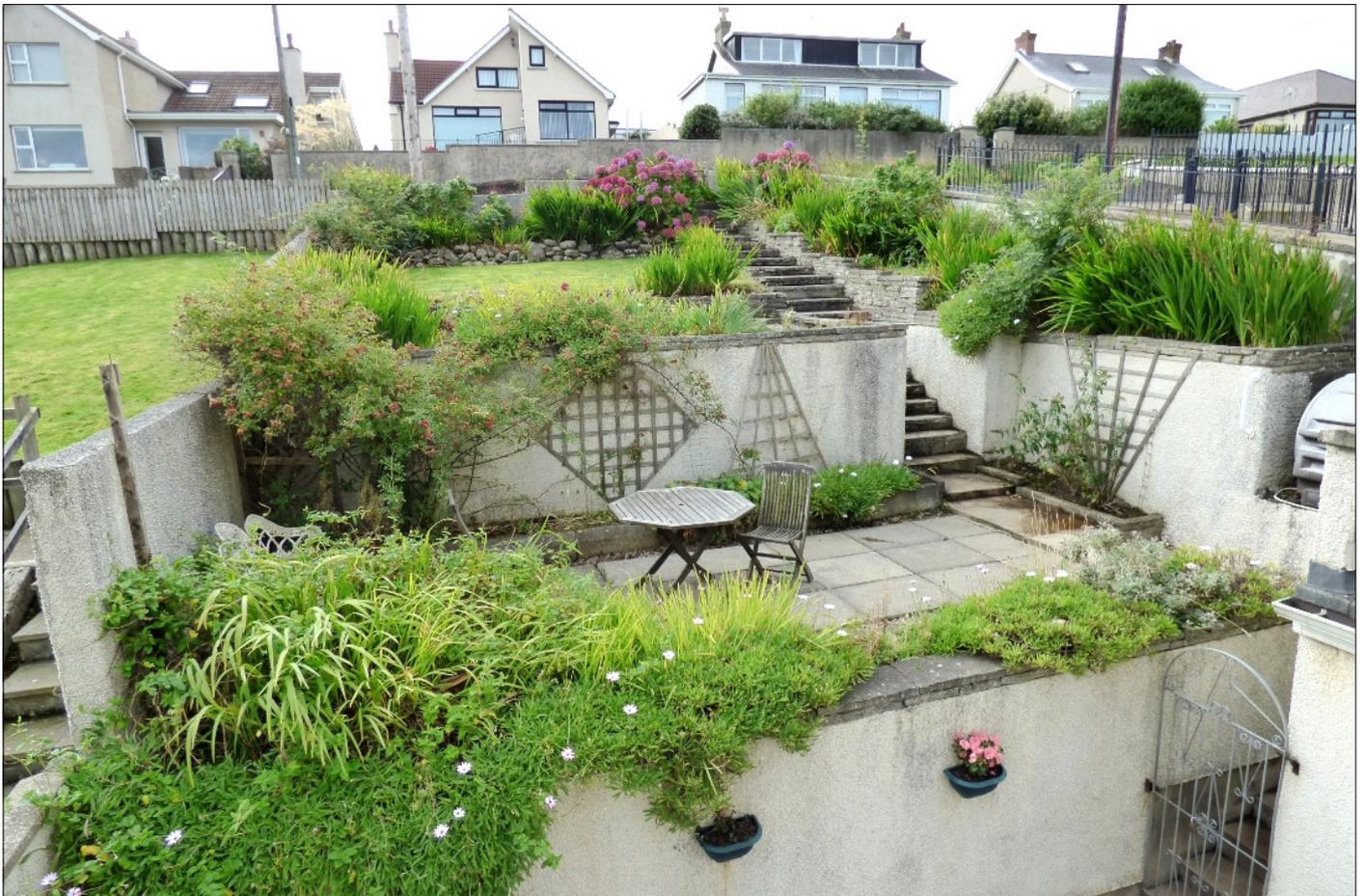
16' 7 x 9' 3 (5.05m x 2.82m) with roller door, power points, strip lighting, boiler.

Exterior Utility Room:

8' 7 x 4' 7 (2.62m x 1.4m) with low level units, single drainer stainless steel sink unit, plumbed for automatic washing machine, power points and light, water tap.



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Paved patio area to the front, garden area on 3 tiers, 2 with screened beds to the sides with a central concrete path and steps going down to the road and across to the grass area on the lower side of High Road, and bordering Portmore Road. Concrete driveway.

Garden to the rear on 3 tiers. Lower tier enclosed by wall, gate to steps leading up to middle and upper tiers edged by shrub beds. Middle tier with paved patio area and shrub beds. Upper tier with garden laid in lawn with paved patio area and shrub beds. Pedestrian gate with access onto rear laneway. PVC oil tank.



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Ground Floor



First Floor

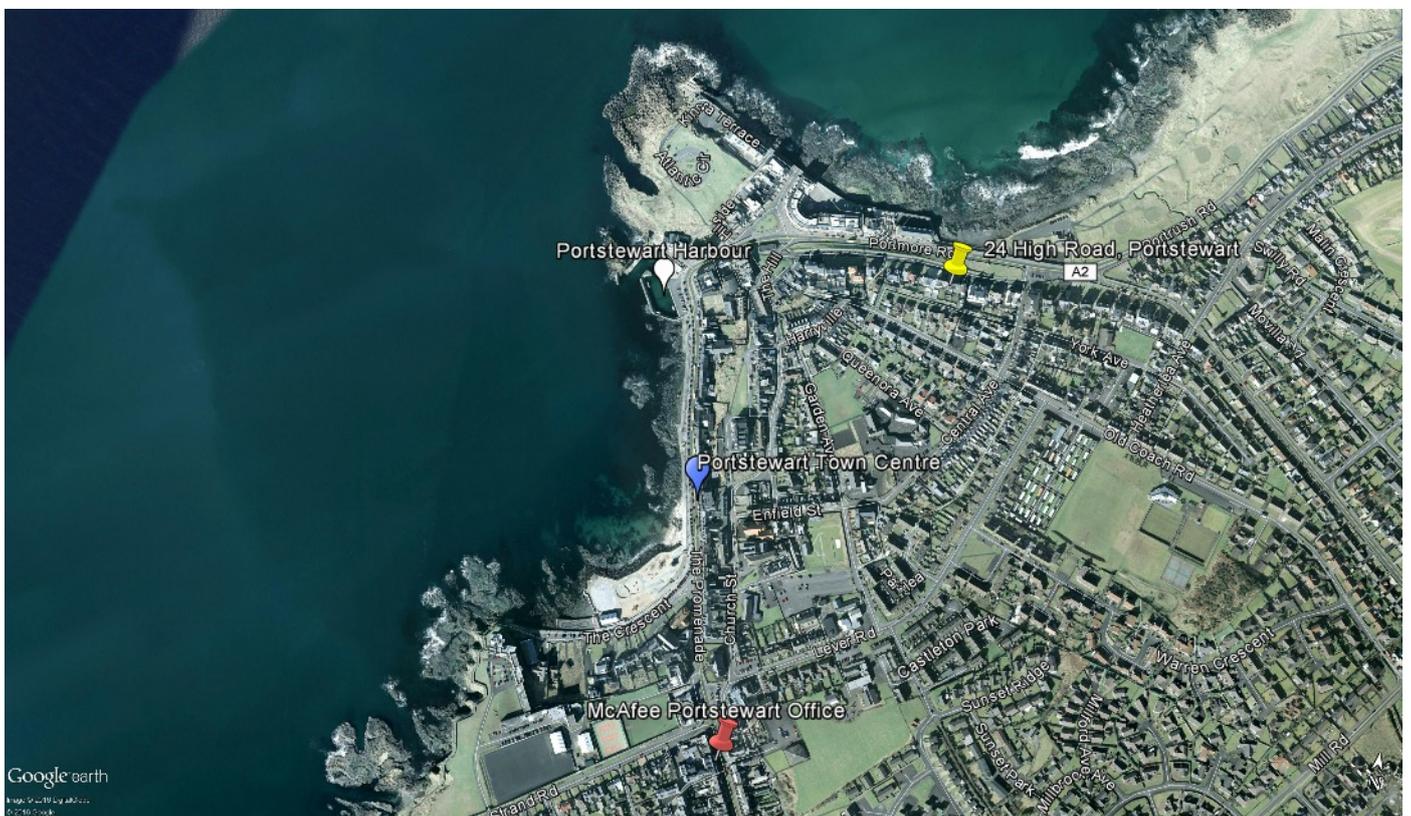
For illustrative purposes only. Not to scale.

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.

MISREPRESENTATION CLAUSE: McAfee Portstewart, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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 leaving Portstewart along the coast road in the direction of Portrush, just before the York Hotel turn right onto Central Avenue then immediately right onto High Road and Number 24 situated on the left hand side.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		63
E 39-54	37	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
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

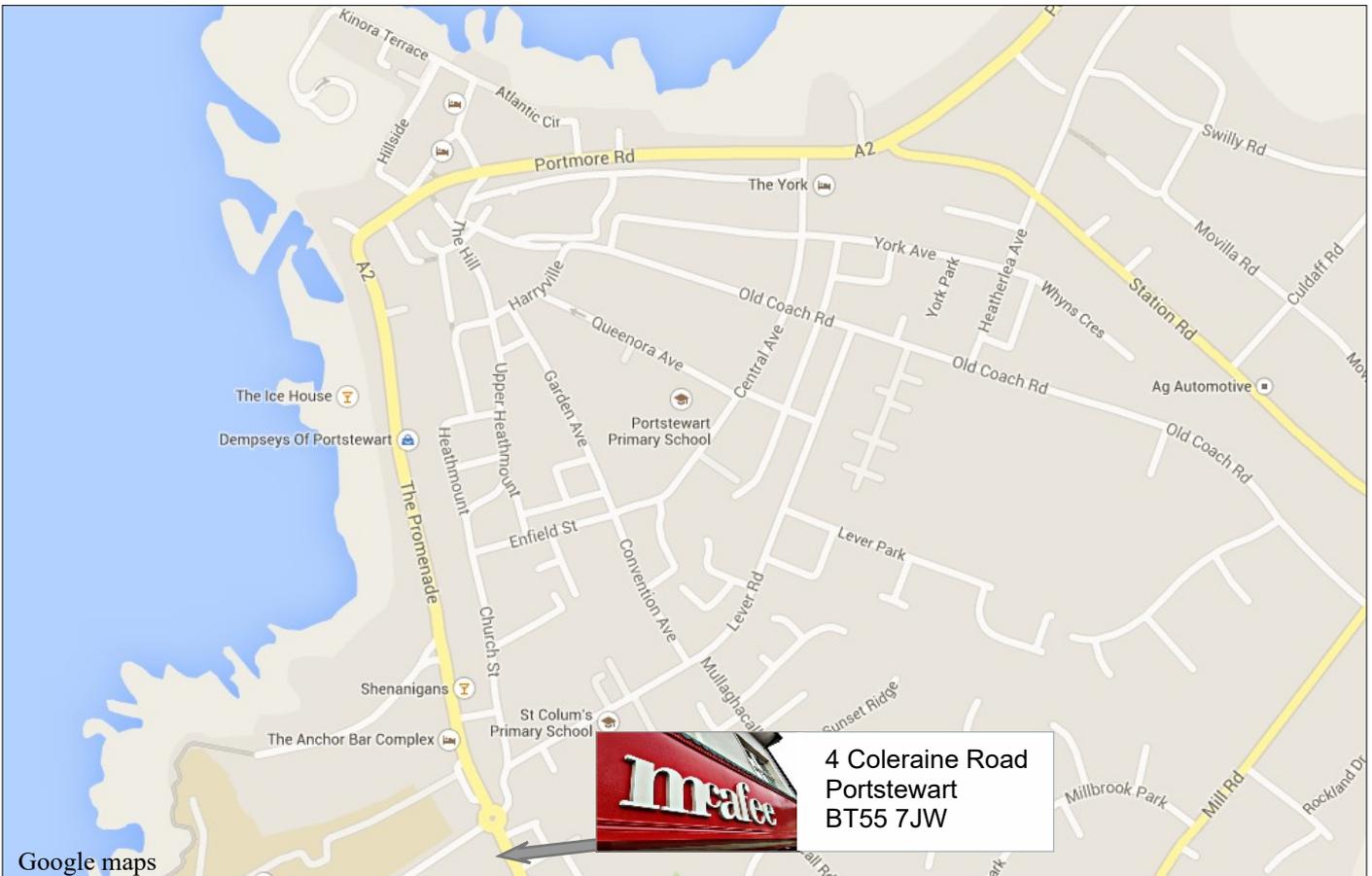
www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1113 071116/RT

PC 020317

OUR OFFICE LOCATION



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