

## For Sale

7 Mill Park, Mill Road, Portstewart, BT55 7RG

Offers Around £249,950



### Property Overview

- Three storey semi detached house
- 4 Bedrooms, 1 Reception Room
- Extending to approximately 1500 sq ft
- Oil fired central heating with under floor heating on 2<sup>nd</sup> floor
- uPVC double glazed windows
- Integral Garage with enclosed garden to the rear
- Sea and Coastline views to the front
- Beam vacuum system installed
- Burglar alarm installed
- Ideal holiday home
- Rates: The assessment for the year 2016/2017 is £1305.43
- EPC Rating - D56

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**Entrance Porch:**

With tiled floor, recess lighting, telephone point, wooden front door.

**Entrance Hall:**

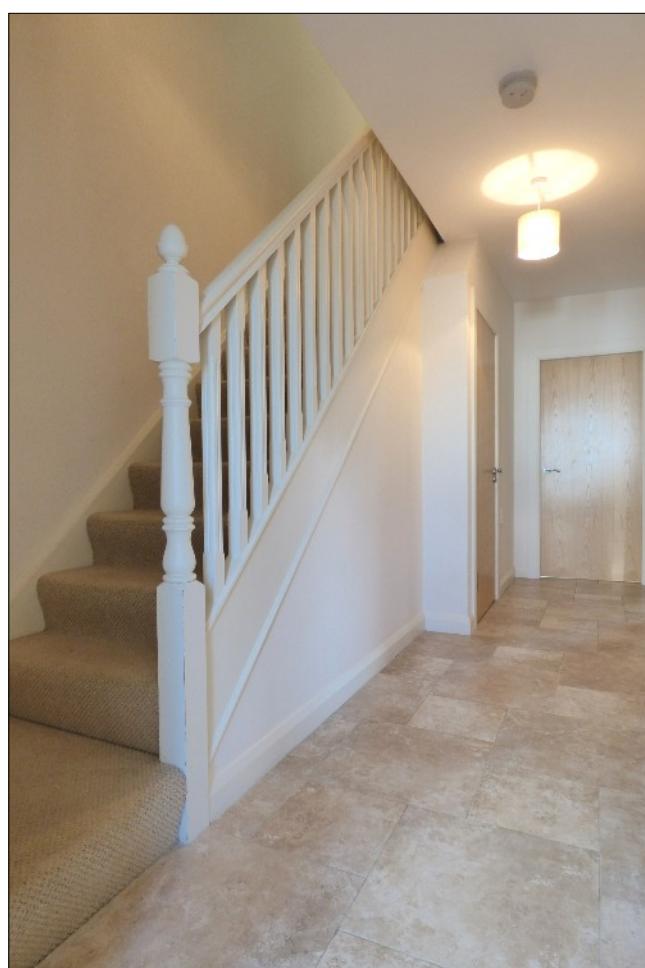
With tiled floor, smoke alarm.

**Shower Room:**

Comprising w.c., wash hand basin, tiled shower cubicle with Grohe mains shower fitting, tiled floor, extractor fan.

**Utility Room:**

9'5 x 7'10 (2.87m x 2.39m) with eye and low level units, single drainer stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, boiler, tiled floor, extractor fan, uPVC door to rear garden. Hot press.



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**Bedroom 4:**

14'1 x 10'1 (4.29m x 3.07m) with laminate flooring, patio doors to rear garden.



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**FIRST FLOOR**

**Landing:**

With recess lighting, smoke alarm.

**Bedroom 1:**

13'2 x 11'3 (4.01m x 3.43m) with telephone point.

**En-suite:**

Comprising corner tiled shower cubicle with Grohe mains shower fitting, w.c., wash hand basin, tiled floor, tiled walls, extractor fan, recess lighting.



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**Bedroom 2:**  
11'6 x 10'2 (3.51m x 3.10m)



**Bedroom 3:**  
11'6 x 7'10 (3.51m x 2.39m)



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

Comprising panel bath with telephone hand shower above, wash hand basin, w.c., tiled floor, tiled walls, extractor fan, recess lighting.



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**Open plan Lounge / Dining Area / Kitchen:**

With under floor heating and sea and coastline views to front.

**Lounge:**

20'6 x 14'10 (6.25m x 4.52m) with feature window, gas stove, tiled floor, recess lighting, television and telephone points.



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**Kitchen / Dining Area:**

18'4 x 11'6 (5.59m x 3.51m) with low level units including larder unit with housing for microwave, granite work, Franke one and a half bowl stainless sink unit, hob and Bosch oven, stainless steel extractor fan, space for fridge / freezer, plumbed for dishwasher, recess lighting, wall light, television and telephone points.



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#### EXTERIOR FEATURES

##### Integral Garage:

17'3 x 10'5 (5.26m x 3.18m) with roller door, power and light, door to entrance hall, Beam vacuum system.

Enclosed rear patio area. Paviour parking area to front. Outside light rear. Water tap to rear.



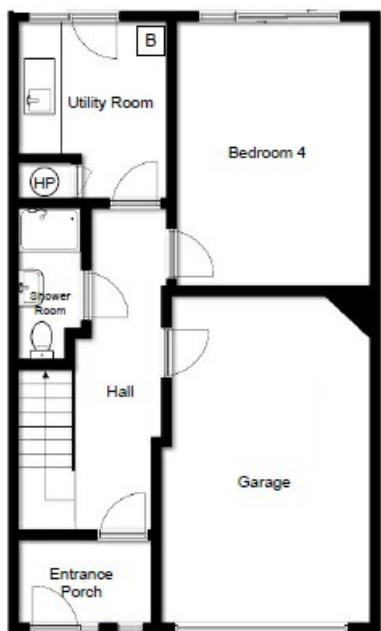
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**Sea and Coastline views to the front.**



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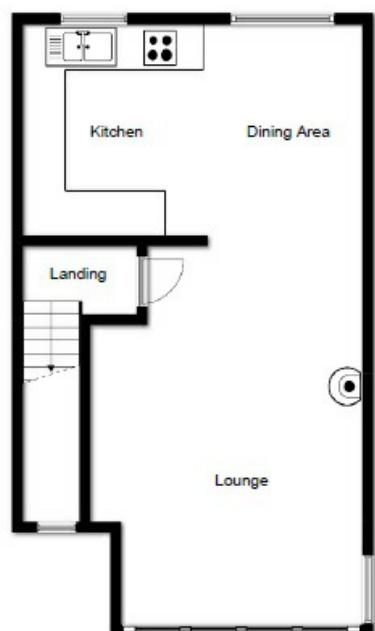
## FLOOR PLANS



Ground Floor



First Floor



Second Floor

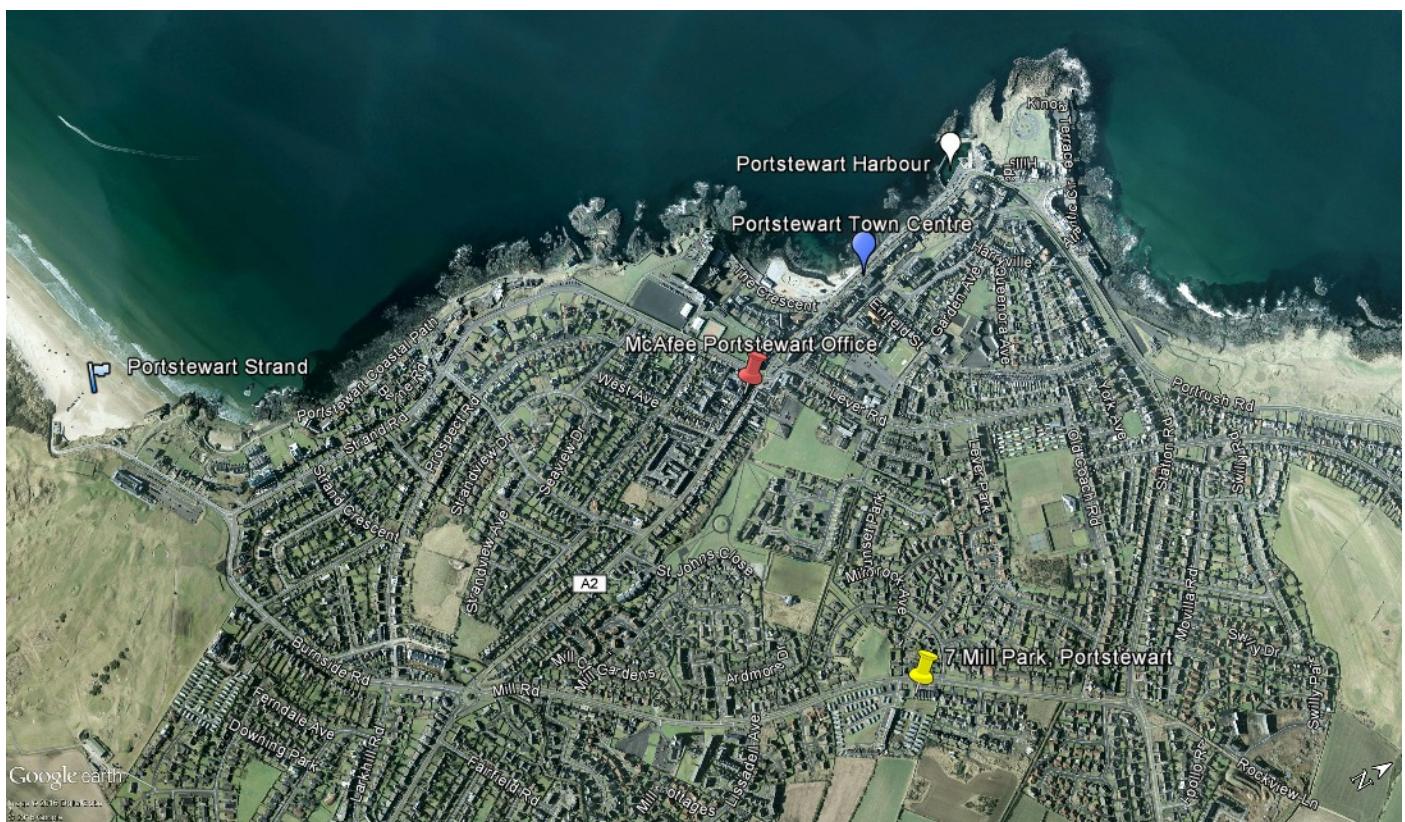
**For illustrative purposes only. Not to scale.**

**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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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.

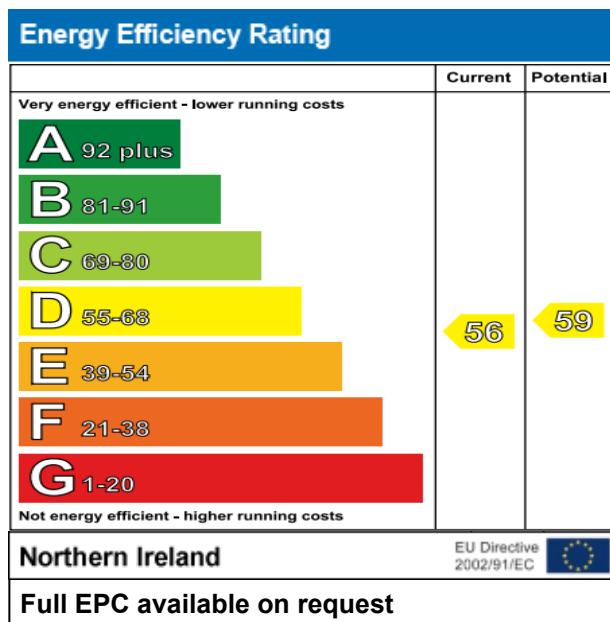
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**Property Location:**

On approaching Portstewart along the Coleraine Road, at Burnside Roundabout turn right onto Mill Road, Mill Park is situated approximately half way along Mill Road on the right hand side, immediately after the Caravan Park.

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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.mcafeepropertiesandmortgages.com](http://www.mcafeepropertiesandmortgages.com)

[portstewart@mcafeepropertiesandmortgages.com](mailto:portstewart@mcafeepropertiesandmortgages.com)

PROPERTY REFERENCE  
PST1118 181016/RT

#### OUR OFFICE LOCATION



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