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For Sale

Nare Manor, 114 Station Road, Portstewart BT55 7PU

Offers Over **£215,000**

Property Overview

- Detached Bungalow
- 4 Bedrooms, 3 Reception Rooms
- Oil fired heating
- uPVC double glazed windows
- Integral garage 19’3 x 10’8
- uPVC soffits, fascia and guttering
- Cul-de-sac location just off Station Road
- Prime residential area situated on the North West 200 circuit
- In need of some refurbishment
- Rates: The assessment for the year 2016/2017 is £1612.59
- EPC Rating - D55

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Entrance Hall:
With uPVC front door with glazed single panel, telephone point, wired for wall lights, smoke alarm, cloaks cupboard, feature archway, hot press, access to roof space.

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Lounge:
15'11 x 14'6 (4.85m x 4.42m) with mahogany surround fireplace with over mantle mirror, granite hearth, cast iron and tiled inset, television point, box window.

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Dining Room:
11'8 x 11'1 (3.56m x 3.38m) with mahogany beveled glass panelled French doors from hall, uPVC patio doors to:

Conservatory:
12'4 x 9'8 (3.76m x 2.95m) with uPVC double glazed windows and French doors with stained glass panels.

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Kitchen:
15'3 x 11'1 (4.65m x 3.38m) (max) with oak eye and low level units including eye level glass display unit and pelmet, tiled between units, Franke one and half bowl stainless steel sink unit, Ariston hob and oven, extractor fan, integrated Ariston dishwasher, integrated fridge/freezer, tiled floor.

Utility Room:
11'2 x 8'5 (3.40m x 2.57m) (measurement includes cloakroom) with eye and low level units, single drainer stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, tiled above worktop, tiled floor, uPVC rear door. Door to integrated garage.

Cloakroom:
Comprising w.c., wash hand basin, tiled floor.

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Bedroom 1:
12'0 x 11'8 (3.66m x 3.56m)

En-suite:
Comprising soak away shower with Mira electric shower fitting with tiled walls, wash hand basin, w.c., half tiled walls, extractor fan, tiled floor.

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Bedroom 2:
11'1 x 11'4 (3.38m x 3.45m)

Bedroom 3:
11'8 x 10'9 (3.56m x 3.28m)

Bedroom 4:
11'4 x 9'11 (3.45m x 3.02m)

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Bathroom and combined w.c.:
Comprising panelled bath with telephone hand shower, w.c., wash hand basin, tiled shower cubicle with Mira mains shower fitting, half tiled walls, tiled floor, shaver point, extractor fan.

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EXTERIOR FEATURES
Garden laid in lawn to front with shrubs. Tarmac driveway and parking to front. Garden laid in lawn to rear enclosed by wall to rear and fencing to side with trees. Pedestrian gates to sides. Paved path around property to sides and rear. PVC oil tank. Outside light to front and rear. Water tap to side.

Integrated garage:
19'3 x 10'8 (5.87m x 3.25m) with roller door, power and light.

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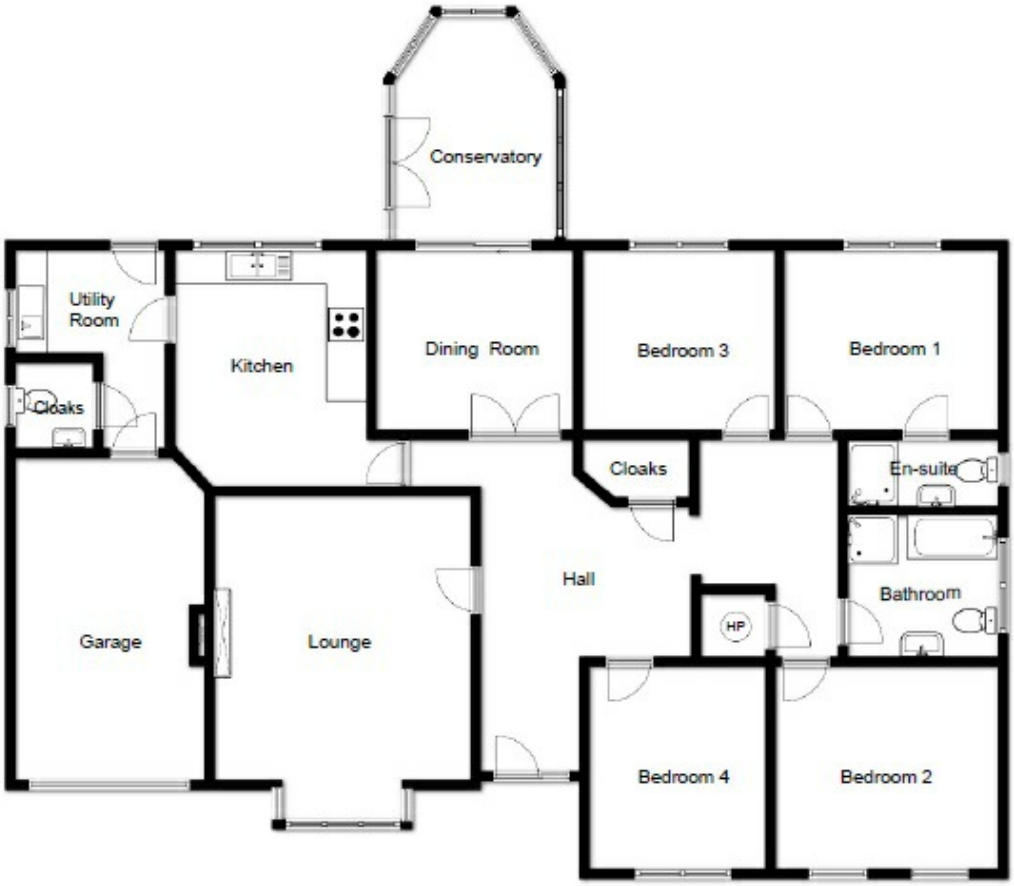
FLOOR PLANS



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 shownIn 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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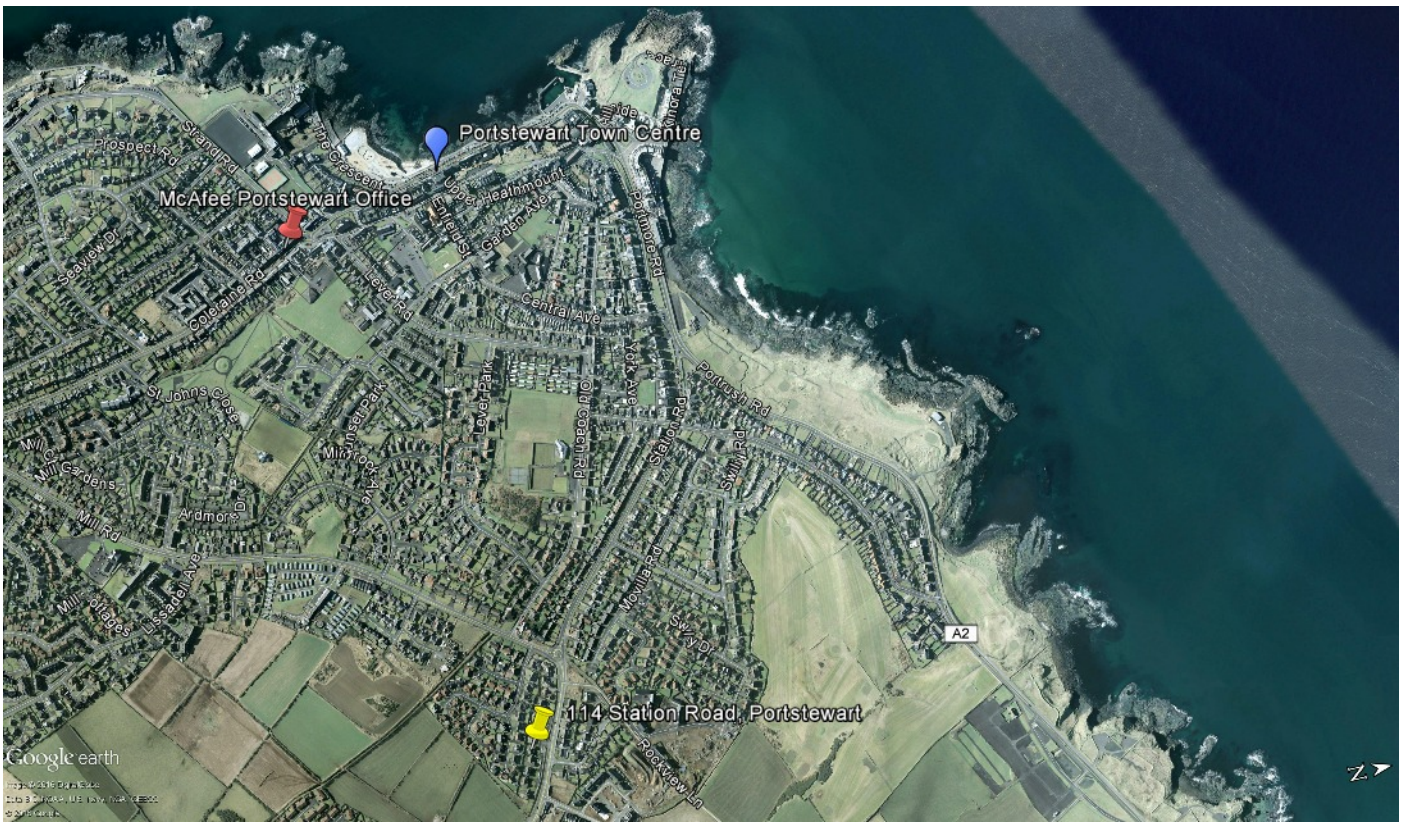

Property Location:
On leaving Portstewart along Station Road in the direction of Coleraine, just after the Station Road roundabout turn right into Nare Manor and Number 114 is situated within this cul-de-sac.

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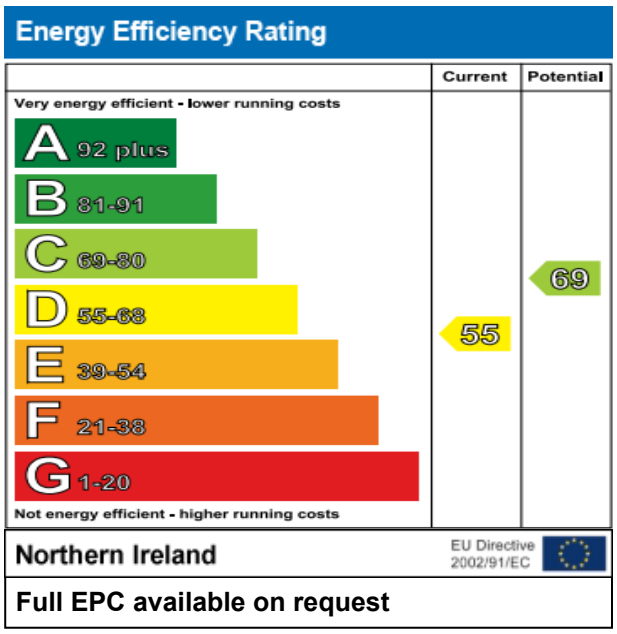

OFFICE OPENING HOURS

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
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portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE
PST1141 130217/RT

OUR OFFICE LOCATION

FOLLOW US ON FACEBOOK

The Property Ombudsman