

## For Sale

2 Agherton Lane, Portstewart BT55 7RX

Price £249,500



### Property Overview

- New Build Detached House
- 4 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed windows & uPVC exterior doors
- Driveway & parking to front and side
- Garage with up and over door 19'7 x 12'5
- Home security burglar alarm system with phone dialer
- Elevated corner site with countryside views & distant sea views to rear
- 10 year guarantee
- Popular residential location in a semi-rural setting
- EPC Rating - C79

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**Entrance Hall:**

With storage cupboard

**Cloaks / WC:**

Comprising wash hand basin, w.c..

**Lounge:**

16'2 x 14'7 (4.93m x 4.45m) plus bay window.

**Kitchen / Dining:**

16'3 x 14'9 (4.95m x 4.50m)

**Utility Room:**

9'9 x 6'9 (2.97m x 2.06m) With door leading to garage, rear door.

**Family Room:**

16'5 x 14'7 (5.00m x 4.45m) With French doors.

**FIRST FLOOR**

**Landing:**

With hotpress.

**Bedroom 1:**

16'1 x 14'7 (4.90m x 4.45m)

**En-suite:**

Comprising wash hand basin, w.c., corner shower cubicle.

**Bedroom 2:**

14'7 x 13'4 (4.45m x 4.06m)

**Bedroom 3:**

19' 5 x 13' 2 (5.92m x 4.01m) (Max)

**Bedroom 4:**

10'10 x 9'3 (3.30m x 2.82m)

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

Comprising bath, wash hand basin, w.c., corner shower cubicle.

**EXTERIOR FEATURES**

Garden laid in lawn to front and sides.  
Paviour path surrounding property.



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### Views from first floor windows



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

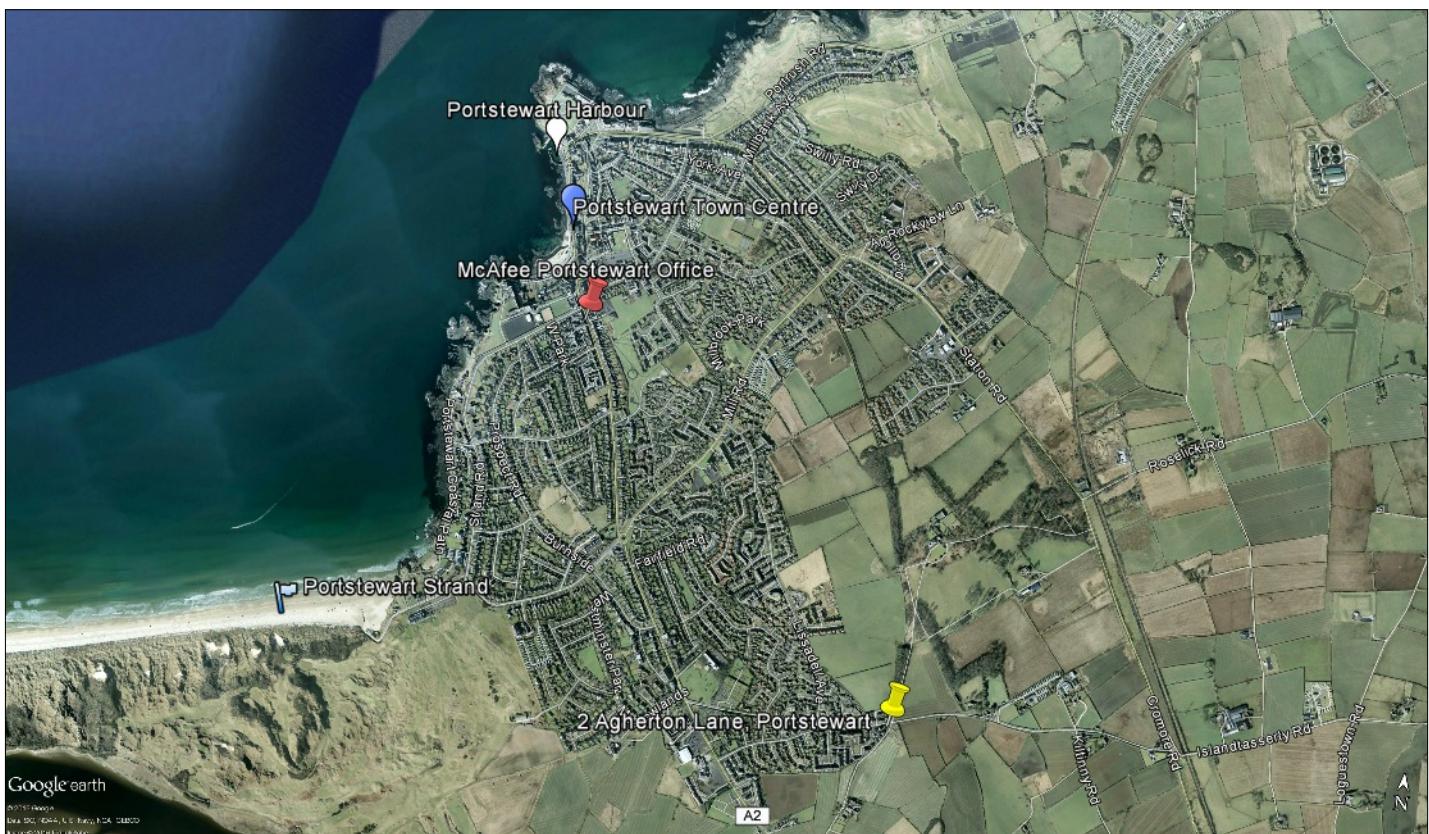
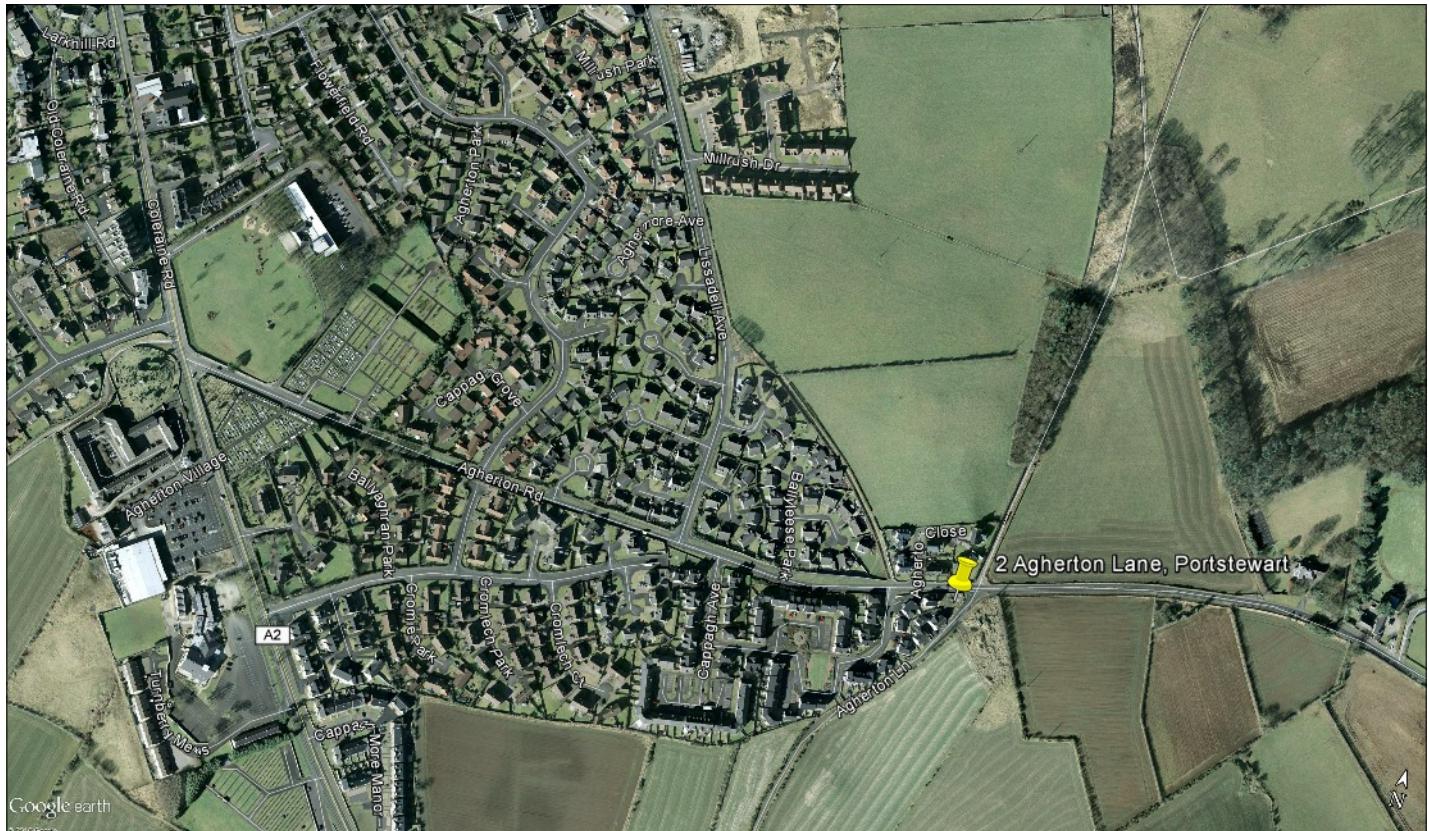
**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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## Location



On approaching Portstewart along the Coleraine Road, just before Flowerfield Arts Centre turn right onto Agherton Road. Take the fourth right onto Agherton Lane and No 2 is immediately on the right.

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	Current	Potential
<b>Very energy efficient - lower running costs</b>		
<b>A</b> 92 plus		
<b>B</b> 81-91	79	79
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
<b>Not energy efficient - higher running costs</b>		
<b>Awaiting EPC for this house</b>		

#### 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**  
**PST1121**    **021116/LM**

#### OUR OFFICE LOCATION



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