

For Sale

1 St John's Court, Coleraine Road, Portstewart, BT55 7TU

Offers Around **£220,000**



Property Overview

- Detached House
- 3 Bedrooms, 1 Reception Room
- Gas fired central heating
- uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Enclosed garden to the rear with parking to the front
- Close to town centre facing onto the Coleraine Road
- Immaculate condition both internally and externally
- Rates: The assessment for the year 2017/2018 is £1394.10
- Management Fee: The assessment for the year 2017/2018 is £140.00
- EPC Rating - C80

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Entrance Hall:

With tiled floor, telephone point, under stairs storage with telephone point, uPVC front door with glass side panel, alarm control system.

Cloakroom:

Comprising circular corner wash hand basin with tiling above, w.c., tiled floor.



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Lounge:

13'0 x 12'9 (3.96m x 3.89m) plus feature box window, marble surround fireplace, cast iron inset and granite hearth, gas fire, wall mounted television point, French doors leading to:



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Kitchen / Dining:

14'9 x 13'11 (4.50m x 4.24m) (max) with eye and low level units, granite worksurface, tiled between units, one and a half bowl sink unit with stainless steel base, Indesit electric oven and gas hob, black and glass extractor fan, granite splash back, integrated Indesit fridge/freezer, integrated Indesit dishwasher, soft closing drawers, television point, tiled floor.



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Utility Room:

8'8 x 6'4 (2.64m x 1.93m) with eye and low level units, single bowl stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, extractor fan, tiled floor, uPVC glass panelled door leading to rear garden.

FIRST FLOOR

Landing:

With access to roof space.



Master Bedroom:

12'8 x 10'4 (3.86m x 3.15m) plus feature window, telephone point, television point, built in triple wardrobe.



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En-suite:

Comprising fully tiled shower cubicle with main shower fitting, rainshower head and body shower attachment, wash hand basin, tiled splashback, w.c., tiled floor, extractor fan.



Bedroom 2:

12'10 x 9'5 (3.91m x 2.87m) with television point, built in gloss wardrobes.

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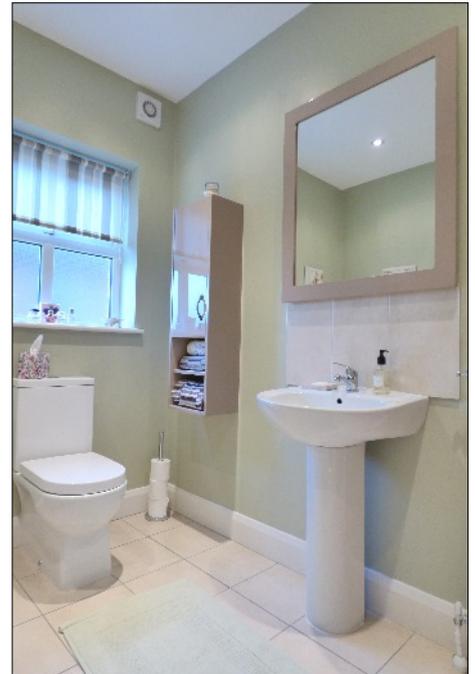
Bedroom 3:

9'5 x 8'3 (2.87m x 2.51m) with television point.



Bathroom and w.c. Combined:

Comprising panel bath, wash hand basin, w.c., PVC panelled corner shower cubicle with mains shower fitting, rainshower head and body shower attachment, tiled floor, half tiled walls, extractor fan, recessed lighting, built in hanging wall unit and matching mirror.



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EXTERIOR FEATURES

Paviour parking to front with small wall and pedestrian access, fencing to side with pedestrian gate. Recessed lighting in exterior covered porch. Garden to rear enclosed by fencing with paviour patio area, grass area and garden shed. Pedestrian gate to side. Water tap.



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FLOOR PLANS



Ground Floor



First Floor

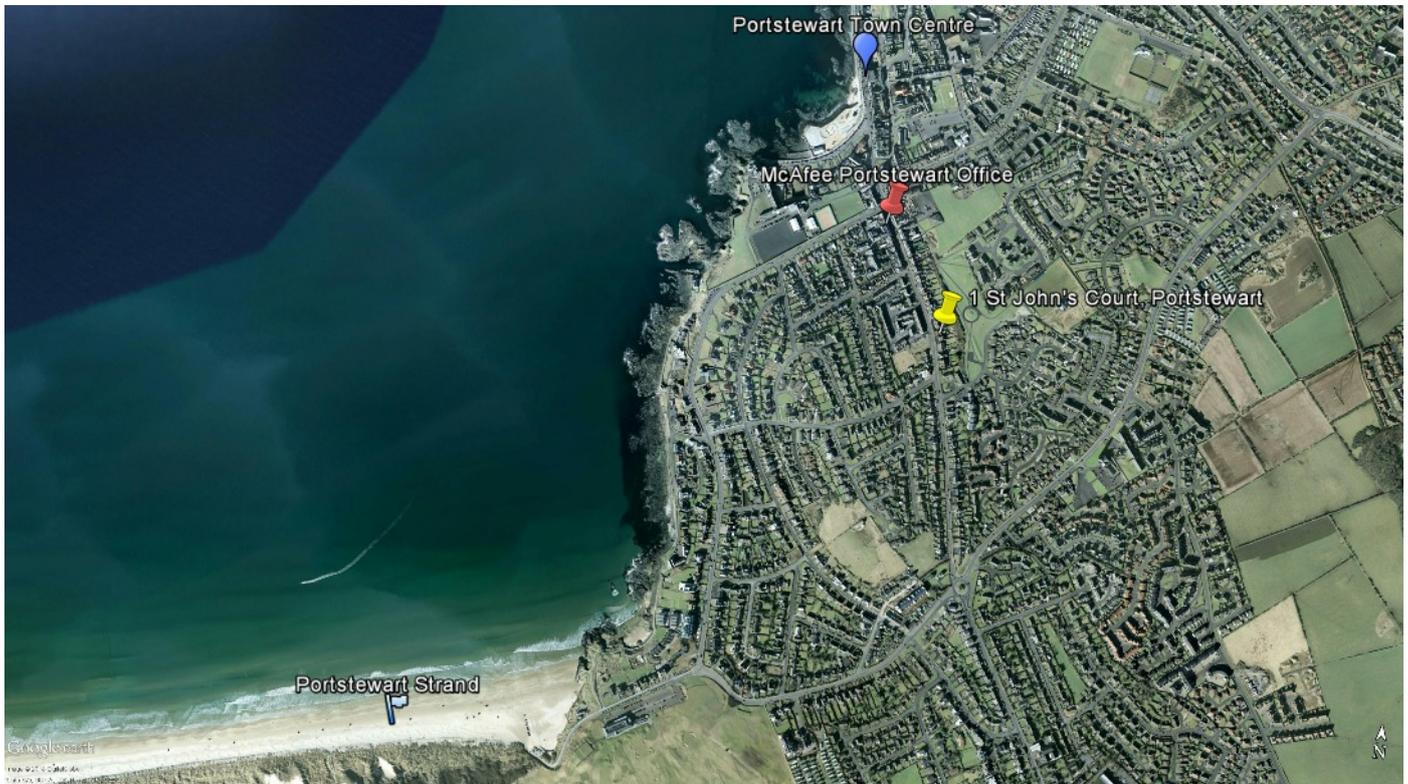
For illustrative purposes only. Not to scale.

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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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.
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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, just before the former Police Station, St John's Court is situated on the right hand side and Number 1 is fronting the main road.

All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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Energy Efficiency Rating



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

PST1191 190118/SH

OUR OFFICE LOCATION



Google maps



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