

For Sale

10 Mill Square, Portstewart BT55 7TB

Offers Over **£260,000**



Property Overview

- Mid Terrace Townhouse
- 4 Bedrooms, 2 Reception Rooms
- Convenient to Portstewart beach and golf course
- Oil fired heating
- uPVC double glazed windows and doors
- uPVC fascia, gutters & down piping
- Burglar alarm system installed
- Rates: The assessment for the year 2023/2024 is £1907.53
- EPC Rating - TBC

10 Mill Square, Portstewart BT55 7TB

Entrance Hall:

With uPVC front door, telephone point, tiled floor.

Cloakroom:

Comprising w.c., wash hand basin, tiled floor, extractor fan.



Lounge:

4.7m x 3.7m (15' 5" x 12' 2") (max) with wooden surround fireplace, cast iron inset, tiled hearth, television point, wooden flooring.

10 Mill Square, Portstewart BT55 7TB

Kitchen / Dining Area:

5.8m x 3.5m (19' 0" x 11' 6") with eye and low level units, tiled between, 1 ½ bowl stainless steel sink unit, stainless steel extractor, space for integrated fridge/freezer, integrated hob and oven, integrated dishwasher, plumbed for washing machine, television point, tiled floor, uPVC patio doors to rear garden.



10 Mill Square, Portstewart BT55 7TB

First Floor

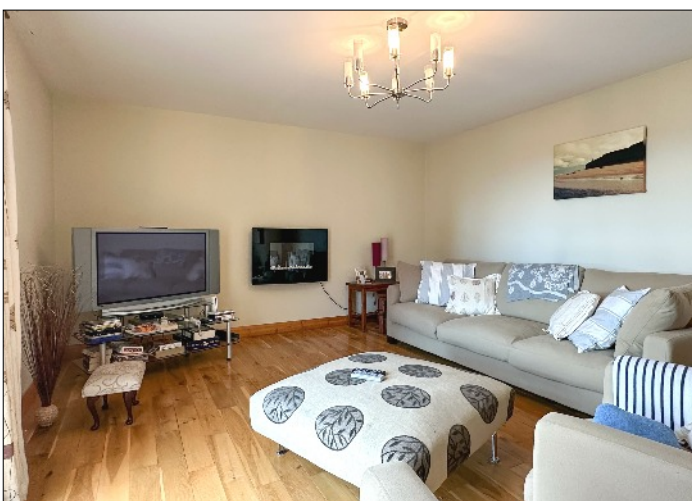
Landing

Bedroom (1):

4.2m x 4m (13' 9" x 13' 1") with laminate flooring.



10 Mill Square, Portstewart BT55 7TB



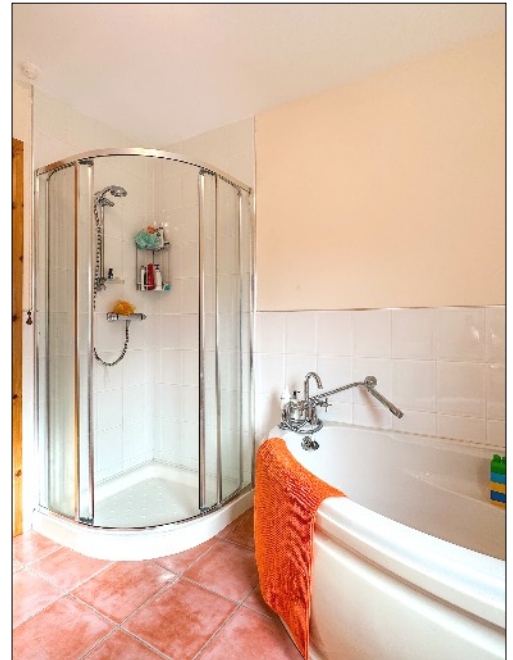
Family Room:

4.9m x 4.2m (16' 1" x 13' 9") with wooden flooring, wall mounted electric fire, television point, telephone point.

10 Mill Square, Portstewart BT55 7TB

Bathroom:

Comprising panelled corner bath with shower attachment, tiled shower cubicle with mains shower fitting, w.c., wash hand basin, tiled floor, ½ tiled walls, tiled floor, extractor fan.



Second Floor

Landing:

With access to roofspace.
Storage cupboard.

Bedroom (2):

4.9m x 3.9m (16' 1" x 12' 10") (max) with laminate flooring.



En-suite:

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

10 Mill Square, Portstewart BT55 7TB

Bedroom (3):

4.4m x 4.4m (14' 5" x 14' 5") (max) with laminate flooring.



Bedroom (4):

2.6m x 2.5m (8' 6" x 8' 2") with laminate flooring, 1 skylight window.

10 Mill Square, Portstewart BT55 7TB

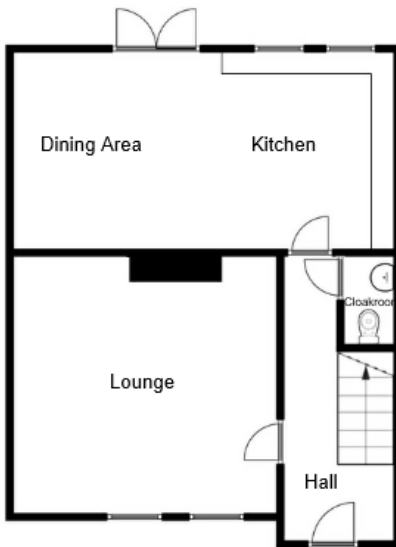


EXTERIOR FEATURES

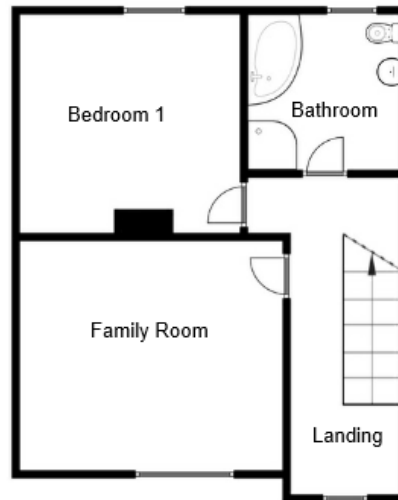
Two car parking spaces to front. Outside lights to front and rear. Pedestrian gate to side. Garden laid in brick paving to rear enclosed by fencing. Oil boiler to rear. Raised stoned area with trees and shrubs. PVC oil tank. Water tap to rear.

10 Mill Square, Portstewart BT55 7TB

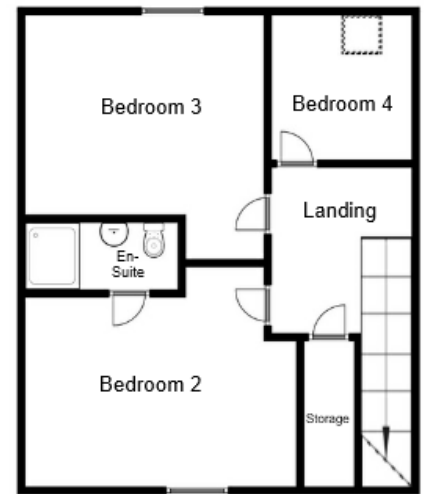
FLOOR PLANS



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.

MISREPRESENTATION CLAUSE: McAfee Sales, 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 Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

10 Mill Square, Portstewart BT55 7TB



LOCATION

On approaching Portstewart along the Coleraine Road, turn right at the Burnside roundabout onto Mill Road. Then turn right at Portstewart Medical Centre onto Lissadell Avenue, then turn first right onto Mill Square and Number 10 is situated on the left hand side.

10 Mill Square, Portstewart BT55 7TB

TBC

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

Full EPC available on request

PROPERTY REFERENCE

PST1471 171023/MH

OUR OFFICE LOCATION



FOLLOW US
ON FACEBOOK



Think

FINANCIAL SERVICES

by Clare

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7083 2233 / 07739 707 078

Think Financial Services is an Appointed Representative of PRIMIS Mortgage Network. PRIMIS Mortgage Network is a trading name of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.