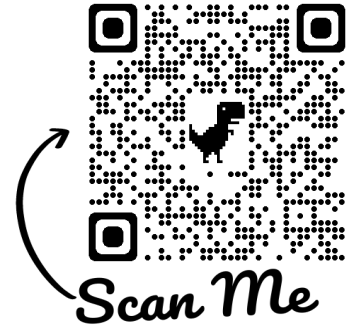


**For Sale**

3 Prospect Mews, Portstewart BT55 7LE

Offers Over **£279,950**



**Property Overview**

- Mid Townhouse
- 3 Bedrooms, 1 Reception Room
- The property is close distance to award winning beach & golf courses as well as local schools
- Enclosed rear south facing garden
- Nestled in the highly sought after seaside town of Portstewart along Prospect Road
- Oil fired central heating
- Two Private Car Parking Spaces
- Other features include the hive smart system, smoke detection system and ring CCTV
- Also ideally suited to purchasers wishing to take advantage of the excellent holiday rental market or to purchase a holiday home in one of the North Coasts most desirable locations
- A furniture package is available at an additional cost
- Rates: The assessment for the year 2023/2024 is £1581.85
- EPC Rating - D61

3 Prospect Mews, Portstewart BT55 7LE

**GROUND FLOOR**

**Entrance Hall:**

With tiled floors, telephone point.

**Cloakroom:**

Comprising w.c. and wash hand basin.



**Bedroom (3):**

2.79m x 3.6m (9' 2" x 11' 10")

3 Prospect Mews, Portstewart BT55 7LE

**FIRST FLOOR**

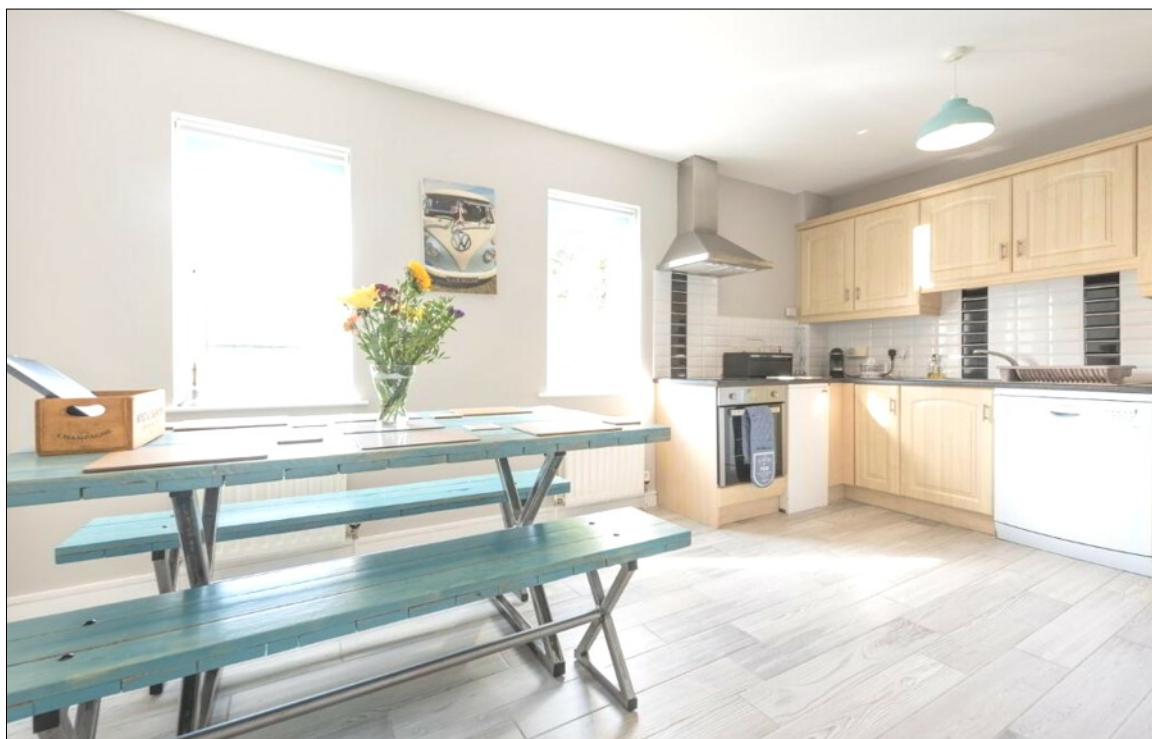
**Living Room::**

4.18m x 4.99m (13' 9" x 16' 4") with television point & telephone point.



**Kitchen/ Dining Area:**

3.03m x 4.99m (9' 11" x 16' 4") with eye and low level units, tiled between units, intergraded hob & oven, stainless steel extractor fan, stainless steel sink and drainer, space for fridge/freezer, space for dishwasher, space for washer/dryer, tiled floor.



3 Prospect Mews, Portstewart BT55 7LE

## SECOND FLOOR

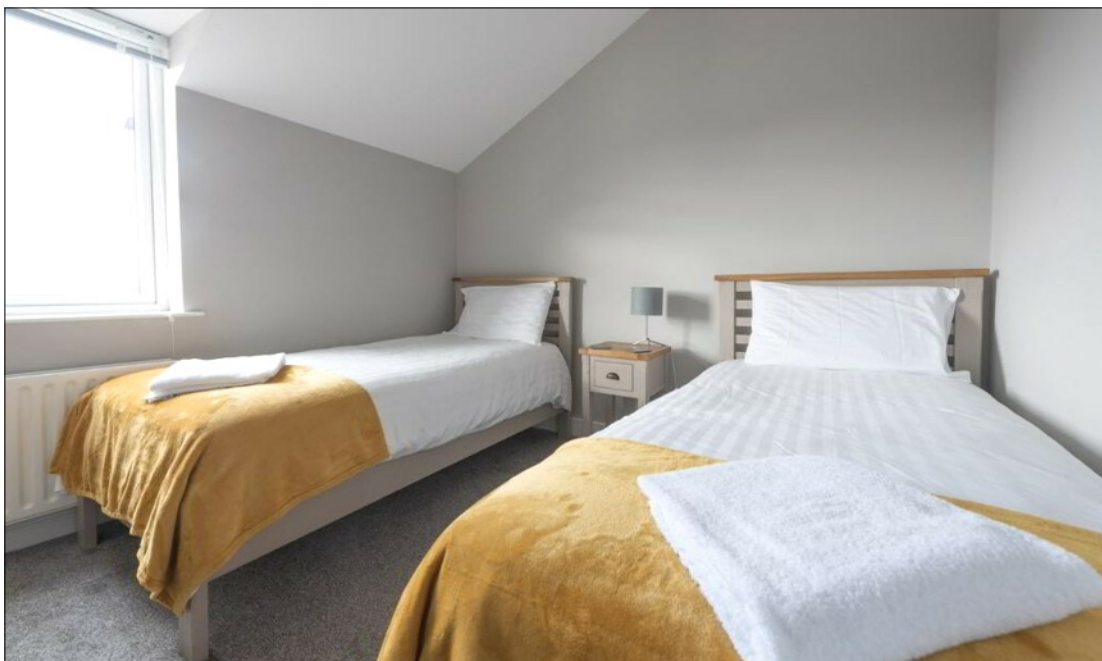
### Bedroom (1):

4.17m x 5m (13' 8" x 16' 5") with television point.



### Ensuite:

Comprising white suite to include w.c and wash hand basin, fully tiled walk in shower cubicle with mains shower, tiled floor.



### Bedroom (2):

2.94m x 3.05m (9' 8" x 10' 0")

### Bathroom:

1.89m x 1.93m (6' 2" x 6' 4") comprising white suite to include w.c and wash hand basin, with fully uPVC lined walk in shower cubicle with mains shower.

3 Prospect Mews, Portstewart BT55 7LE

**Exterior Features**

Fully enclosed south facing screened garden to rear. Outside light.



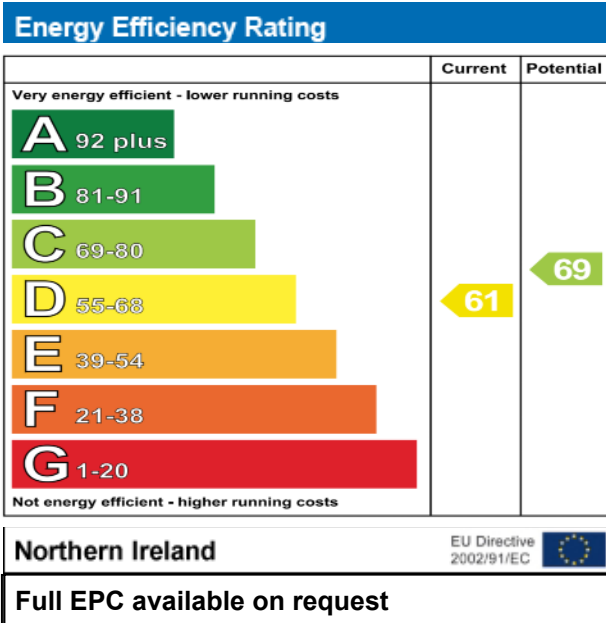
3 Prospect Mews, Portstewart BT55 7LE



**LOCATION**

On approaching Portstewart along the Coleraine Road, at the Burnside roundabout turn left onto Burnside Road, then first right onto Prospect Road and 3 Prospect Mews is situated on the left hand side.

### 3 Prospect Mews, Portstewart BT55 7LE



#### 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

PST1472 171023/MH

#### OUR OFFICE LOCATION



# 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

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