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To arrange a private consultation appointment, please contact Armstrong Gordon on **028 7083 2000**



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	30 F	
1-20	G		

PORTSTEWART

24 Millbank Avenue
BT55 7DQ

Offers Over £274,500

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This is a delightful three bedroom detached bungalow within the popular area of Millbank Avenue in the seaside town of Portstewart. The property itself has compact accommodation and would require modernisation. The property offers a generous rear garden and small garden area to front. On your doorstep are first class restaurants, scenic coast walks and world championship golf courses. We would highly recommend early internal appraisal.

Approaching Portstewart from Coleraine on the Station Road, take your second right after the Mill Road roundabout onto Millbank Avenue. No 24 will be located on your right hand side just after the entrance to Swilly Road.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

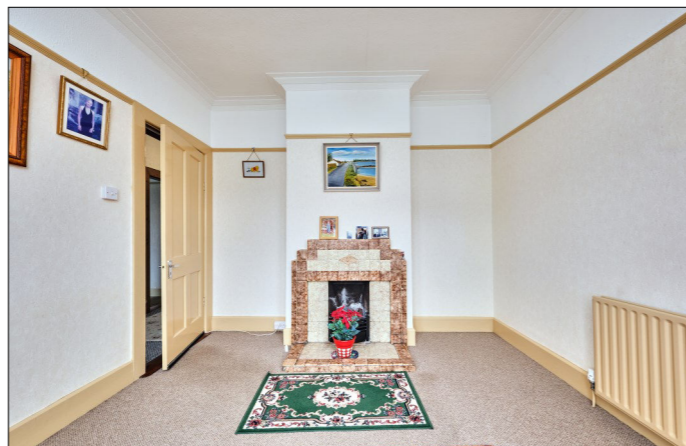
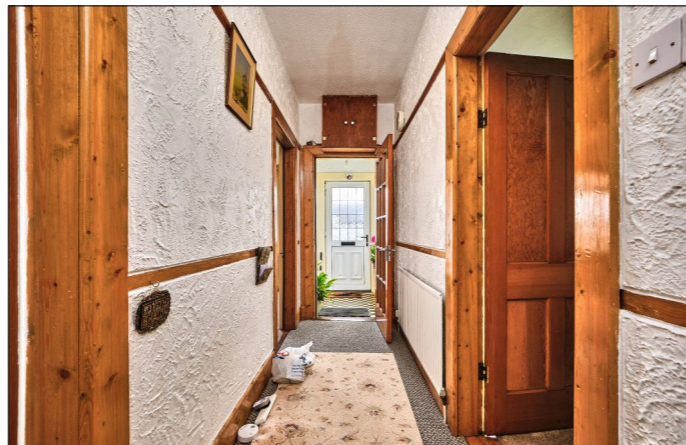
4'9 with tiled floor.

Entrance Hall:

With picture rail, dado rail and under stairs storage cupboard.

Lounge:

With tiled surround fireplace with tiled inset and hearth, picture rail and coving. 11'9 x 10'8 into bay



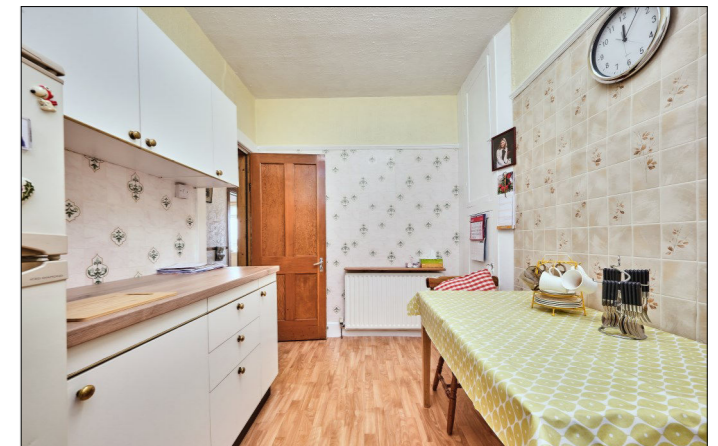
Family Room/Bedroom 3:

With tiled surround fireplace with tiled inset and hearth and picture rail. 9'8 x 8'7



Dining Room:

With high and low level built in units, space for fridge freezer, plumbed for automatic dish washer, drawer bank, part tiled walls, additional storage cupboards, picture rail and strip lighting. 12'10 x 7'7



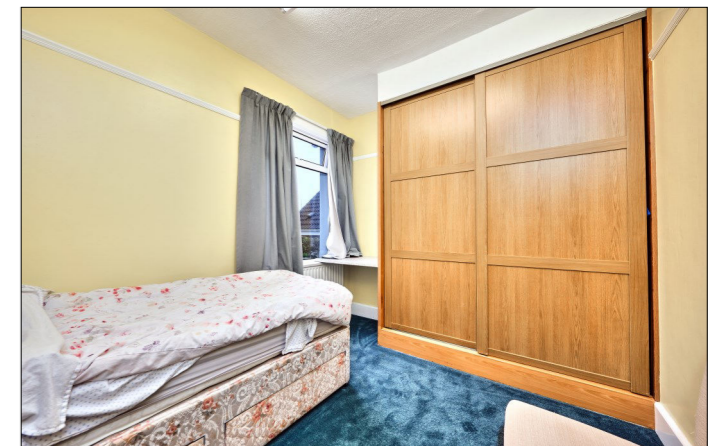
Kitchen:

With single drainer stainless steel sink unit, high and low level units with tiling between, plumbed for automatic washing machine, space for tumble dryer, stack system, space for cooker, part tiled walls, tiled floor and pedestrian door leading to rear garden. 10'7 x 7'3



Bedroom 1:

With built in slide robes, picture rail and strip lighting. 11'0 x 9'0



Bedroom 2:

With picture rail and built in mirrored slide robes. 10'4 x 7'9



Bathroom:

With white suite comprising w.c., wash hand basin, electric shower over electric bath, half wood panelled walls and hot press.



Attic Room:

With part wood panelled walls, 'Velux' window and storage into eaves. 13'0 x 11'3



Bedroom 2:

With part wood panelled walls. 11'5 x 11'2



EXTERIOR FEATURES:

Tarmac driveway leading to attached garage 14'2 x 8'2 with light and power points with storage area. Garden to rear is laid in lawn and fully fenced with concrete paved area with selection of mature shrubbery, plants and trees. Lights to front and rear. Tap to rear. Boiler house to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Attached Garage
- ** Within Close Proximity To Portstewart Old Town Golf Course

TENURE:

Leasehold

CAPITAL VALUE:

£135,000 (Rates: £1323.54 p/a approx.)

