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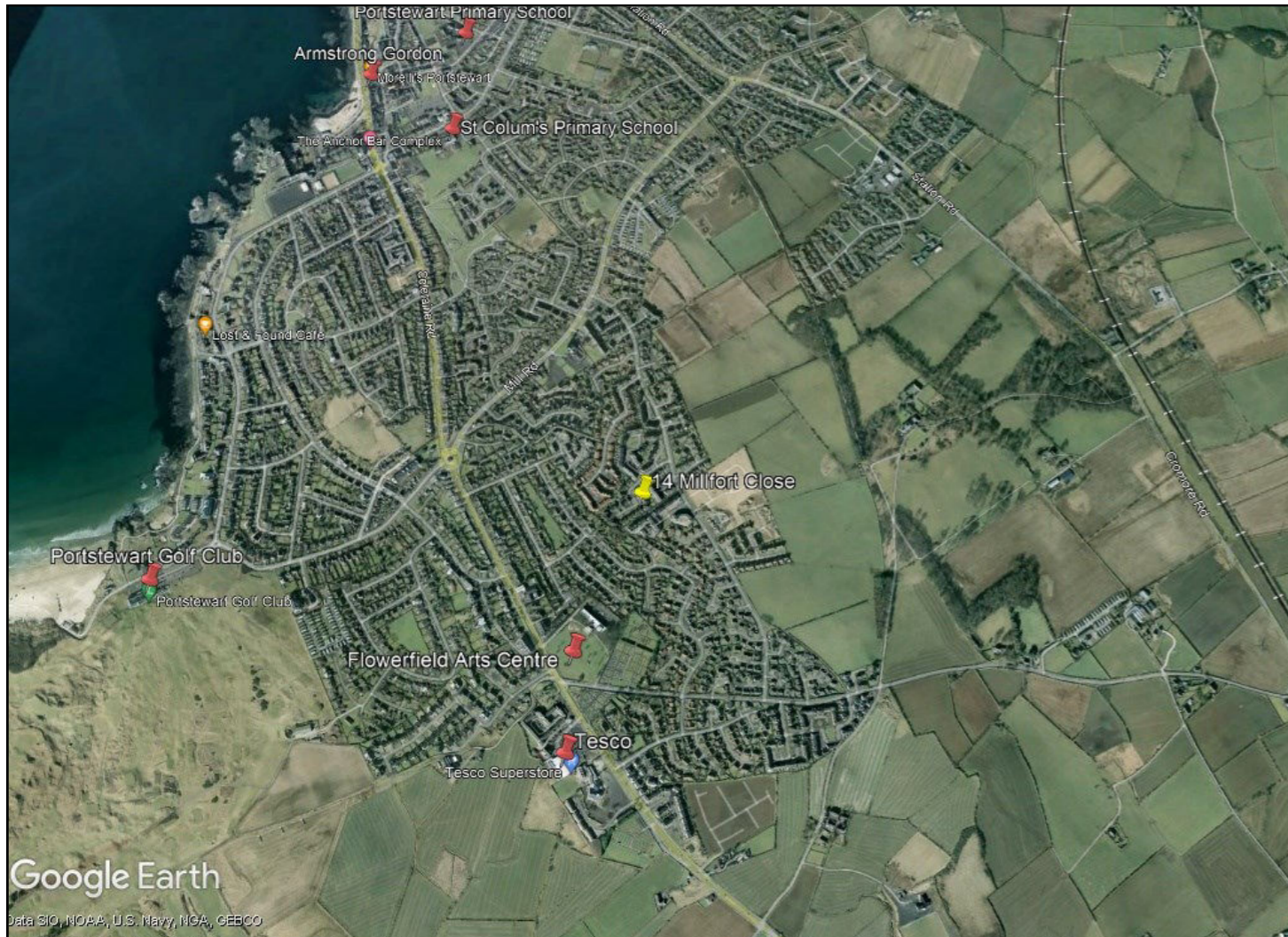
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**To arrange a private consultation appointment,
please contact Armstrong Gordon on
028 7083 2000**



**ARMSTRONG
GORDON**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

14 Millfort Close

BT55 7GZ

Offers Over £179,500

028 7083 2000
www.armstronggordon.com

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A delightful three bedroom mid terrace house in absolute excellent condition right through. A clever internal layout allows you to live in comfortable style with all the rooms both bright and spacious. Constructed circa 2001 by Harrod Homes, the property also benefits from an extensive generously proportioned rear garden which has been beautifully maintained and well manicured. This property is currently used as a holiday home by the owner and let through Air B & B and Trip Advisor deriving an excellent rental income. The property also holds a three star Tourist Board Certificate. Having been very well maintained the property is in immaculate condition which must be seen to be appreciated. The selling agent strongly recommends early internal inspection to avoid disappointment.

Approaching Portstewart on the Coleraine Road, turn right after Tesco at Flowerfield Arts Centre onto the Agherton Road. Take your third left into Lissadell Avenue and then your ninth left into Millstone Avenue. Take your second left at the bottom of the avenue which leads into Millfort Close. No 14 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'6 wide with under stairs storage and tiled floor.

Lounge:

With wood surface fireplace with cast iron inset and tiled heath, tiled floors, open arch through to kitchen/dining area. 13'4 x 10'9



Kitchen/Dining Room:

With single drainer stainless steel sink unit, range of high and low level built in units with tiling between, integrated hob, double oven with extractor fan above, plumbed for automatic washing machine and dishwasher, space for fridge freezer and tiled floor. 17'8 x 11'8



FIRST FLOOR:

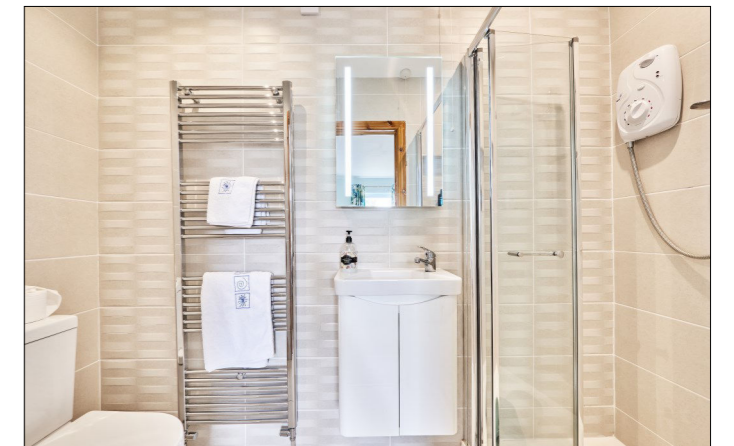
Landing:

With hot press and access to roof space.

Bedroom 1: 12'2 x 10'3

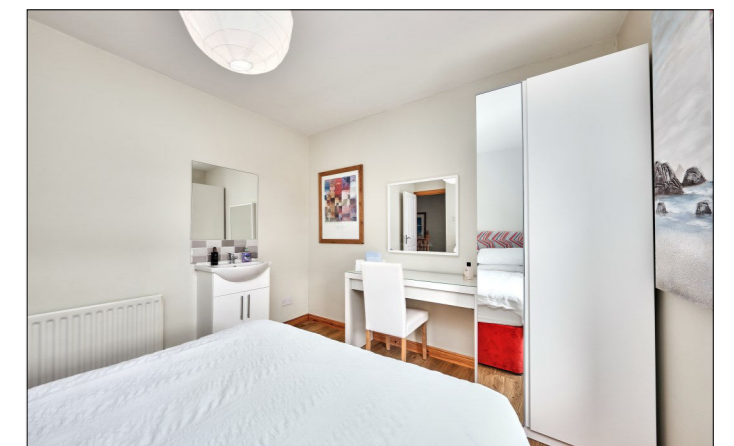
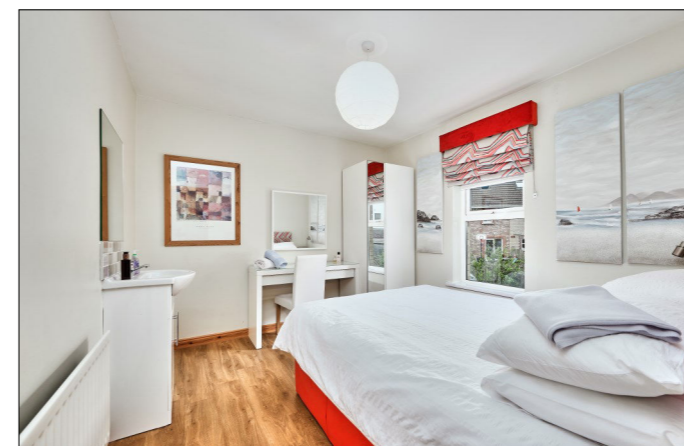
With recessed lighting and Amtico wood floor.

Ensuite off with w.c., wash hand basin with illuminating mirror above and storage below, fully tiled walk in shower cubicle with electric shower, fully tiled walls, heated towel rail, recessed lighting, extractor fan and tiled floor.



Bedroom 2:

With wash hand basin with tiled splashback and Amtico wood floor. 10'8 x 9'7



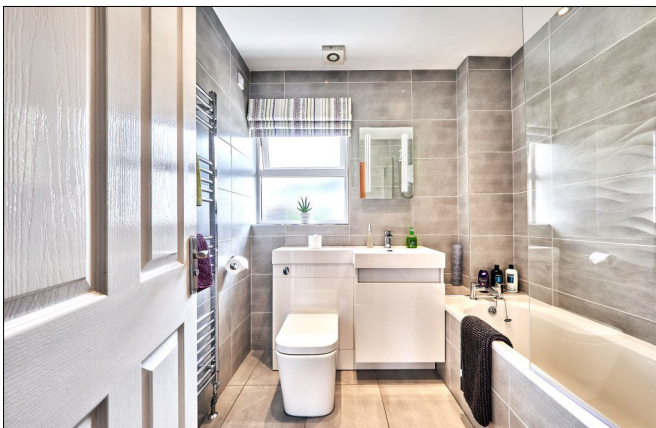
Bedroom 3:

With Amtico wood floor. 8'2 x 7'8



Bathroom:

With white suite comprising W.C., wash hand basin with storage below and illuminating mirror above, electric shower over bath, heated towel rail, fully tiled walls, tiled bath panel, recessed lighting, extractor fan and tiled floor.



EXTERIOR FEATURES:

Garden to rear is fenced. Laid in lawn with screened and paved patio area. Additional elevated decked area laid to front and rear. Tap to rear and boiler to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating With Hive Boiler
- ** PVC Double Glazed Windows
- ** Excellent Decorative Order
- ** Extensive Generously Proportioned Rear Garden

TENURE:

TBC

CAPITAL VALUE:

£110,000 (Rates: £1078.44 p/a approx.)



