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

**PORTSTEWART**

15A High Road

BT55 7BG

Offers Over £495,000

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Highly elevated detached bungalow with sea views to front and in one of Portstewarts most sought after locations with large sized site with a range of single and double garages to rear located off Old coach road. This property has sweeping gardens to the front with a row through 15 High road down towards Portmore road where it owns a large strip of grass in between High road and Portmore Road. The property is suitable for renovation or redevelopment subject to the necessary consents and is most easily accessed from the ROW onto Old Coach Road.

Proceed to the end of Portstewart Promenade and turn right as if heading to Portrush. Take the first right after the bus shelter onto The Hill and immediate left onto High Road. Number 15a will be located on your right hand side but is most easily access from the rear from the Old Coach Road.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

With tiled floor.

Entrance Hall:

3’8 wide with access to roof space and laminate wood floor.



Lounge:

With Mahogany surround fireplace with tiled inset and hearth and coving. 13’8 x 11’6



Family Room:

With tiled surround fireplace with tiled inset and hearth and views across Atlantic Ocean and Old Portstewart Golf Course. 13’9 x 11’6



Dining Room/Bedroom 3:

With built in shelving. 8’9 x 8’5



Kitchen:

With single drainer stainless steel sink unit, high and low level built in units, space for cooker and pedestrian door leading to rear garden. 7’3 x 6’9

Bedroom 1:

With built in storage. 9’8 x 7’9



Bedroom 2:

10’1 x 6’0

Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback and storage below and hot press.

Roof Space:

Fully floored, accessed by a ladder with light and power points and ‘Velux’ window.

EXTERIOR FEATURES:

Garden to rear is fenced in and laid in lawn with views across Atlantic Ocean and Old Town Golf Course. Concrete path to side. Light to rear. Storage. Five garages to rear (middle one 13’8 x 7’8)



### **SPECIAL FEATURES:**

- \*\* Economy 7 Heating
- \*\* PVC Single Glazed Windows
- \*\* Seaview's Across Atlantic Ocean & Donegal Headlands
- \*\* Four Garages To Rear & Double Garage To Rear Of Right Of Way From Old Coach Road
- \*\* May Have Development Potential Subject To Necessary Consents

### **TENURE:**

Freehold

### **CAPITAL VALUE:**

£145,000 (Rates: £1421.58 p/a approx.)





