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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

13 Coachwall Park

BT55 7UR

Offers Over £319,500

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Located in a prime residential area of Portstewart and within proximity to the Promenade, this three bedroom semi detached house was constructed circa 2020 by the very reputable PRH Construction Group. As part of a development of 24 units, this fine residence offers contemporary and well proportioned accommodation throughout and was originally designed and constructed to an exacting specification with no expense spared on quality and specification. Of particular note is the purpose built home office to rear with light and power. This attractive property benefits from not only being close to most local amenities but also on its doorstep are scenic coast walks, award winning beaches and some of the finest eating establishments on the North Coast. This excellent home is without doubt suited to a wide spectrum of potential purchasers looking to acquire a home in this highly regarded part of the town. We highly recommend early internal appraisal at your earliest convenience.

Approaching Portstewart from Coleraine on the Station Road and passing the Topaz Filling Station, turn left at the Mill Road roundabout onto Mill Road. Take your first right onto Old Coach Road and Coachwall Park will be located on your left hand side after the Warren playing fields and on the corner of Old Coach Road. As you drive in No 13 will be located at the upper end on your left hand side.

**ACCOMMODATION COMPRISES:**

**Entrance Hall:**

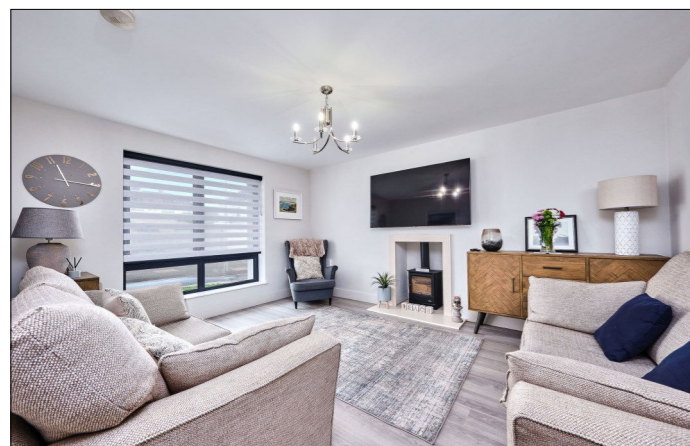
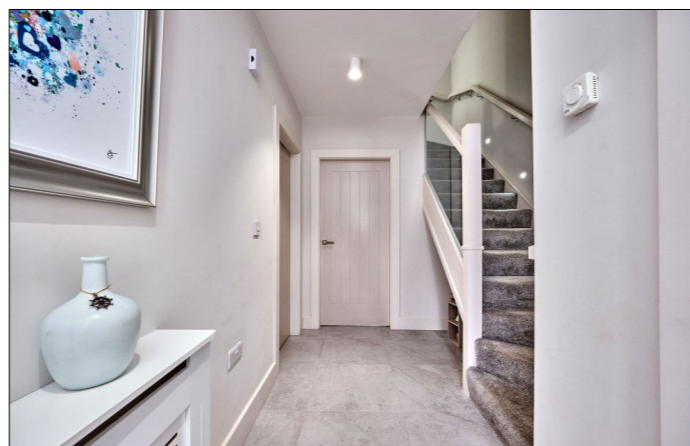
4'0 wide with tiled floor.

**Separate W.C.:**

With wash hand basin, extractor fan and tiled floor.

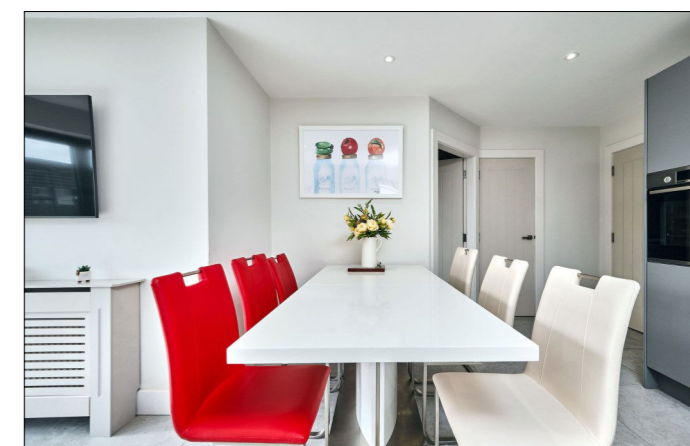
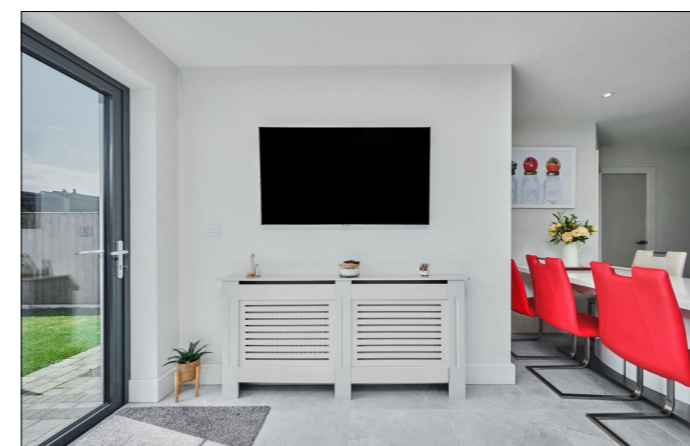
**Lounge:**

With recess for wood burner with granite surround and hearth and laminate wood floor. 15'0 x 12'0



**Open Plan Kitchen/Dining Area: 20'1 x 16'5**

With single drainer stainless steel 'Blanco' sink unit with Quooker tap, high and low level built in units with 'Quartz' worktops and upstands, integrated 'Bosch' ceramic hob with granite splashback, 'Bosch' eye level oven, stainless steel extractor fan above, integrated dishwasher, wine fridge, plumbed for American style fridge freezer, saucepan drawers, under stairs storage cupboard, recessed lighting in kickboards and ceiling, tiled floor and bifold patio doors leading to rear garden.



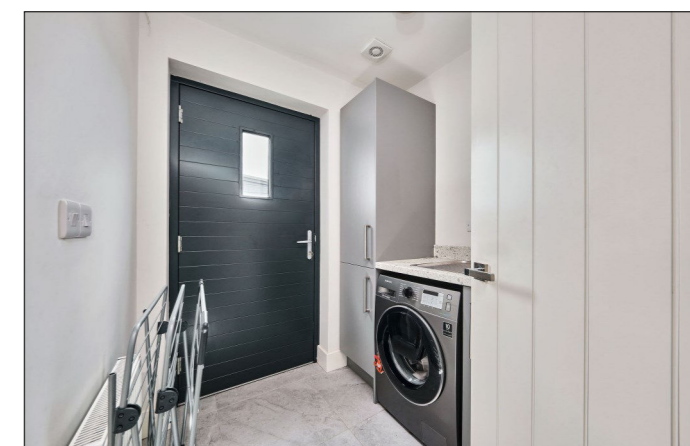
**Utility Room: 5'9 x 5'3**

With single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine, space for tumble dryer, cupboard housing gas boiler, extractor fan, tiled floor and composite door leading to rear garden.

**FIRST FLOOR:**

**Landing:**

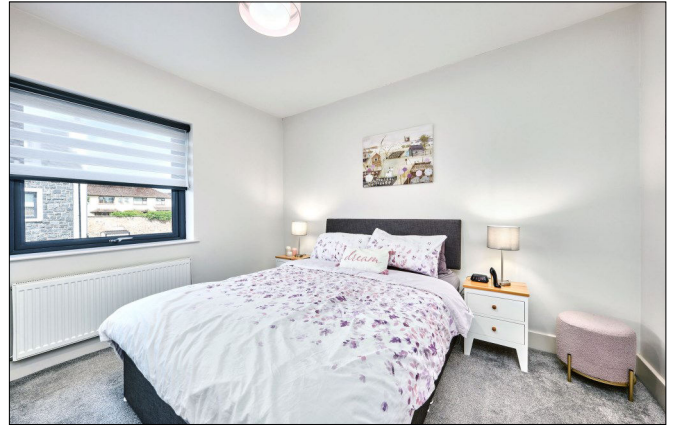
With low level recessed lighting on stairs and access to roof space.



**Bedroom 1:**

11'3 x 10'4

**Ensuite** off with w.c., wash hand basin with tiled surround and storage below, illuminated mirror above, large fully tiled walk in shower cubicle with mains and rainfall shower system, additional telephone hand shower, heated towel rail, extractor fan, recessed lighting and tiled floor.



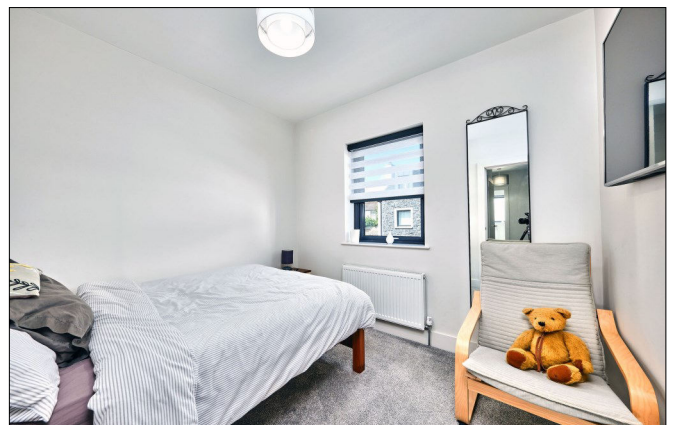
**Bedroom 2:**

11'0 x 9'9



**Bedroom 3:**

9'3 x 9'0



### **Bathroom:**

With white suite comprising w.c., wash hand basin with tiled surround, storage below and illuminated mirror above, large fully tiled walk in shower cubicle with mains shower with rainfall shower system and additional telephone hand shower, free standing bath with mixer tap and telephone hand shower and tiled surround, heated towel rail, recessed lighting and extractor fan.



### **EXTERIOR FEATURES:**

Garden to rear is fenced in and laid in lawn with paved patio area. Light to front and rear. Shed to rear. Original wall to rear. Additional summer home 13'3 x 9'5 with light and power points, laminate wood floor and exterior features. Wi-Fi — set up as office at the moment. Tap to rear. Tarmac driveway to front and side of property.



### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows Throughout
- \*\* Walking Distance to The Promenade, Beach, Championship Golf Courses, Coastal Walks & Local Amenities
- \*\* Excellent Decorative Order Throughout
- \*\* 10 Year NHBC Standard Warranty Still In Place

### **TENURE:**

TBC

### **CAPITAL VALUE:**

£150,000 (Rates: £1,470.60 pa approx.)

