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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



# ARMSTRONG GORDON



## PORTSTEWART

104 Mill Road (Site 1)

BT55 7SW

Price £425,000



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Site 1 is a stunning 5 bedroom new detached contemporary property offering views over sea and Scottish Islands to front situated in one of Portstewart's prime residential locations and extends to just over 2,300 sq ft. The gardens will be left landscaped and the property will offer a 10 year build warranty. Site 2 can offer the same layout or the option to amend to a 4 bedroom with dressing room and ensuite.

Approaching Portstewart from Coleraine on the Station Road, you will drive past the Cromore Halt Restaurant beside the Topaz filling station. At the roundabout take your first left onto Mill Road and No. 104 will be located on your left just after Knockancor Drive.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

###### Entrance Hall:

With stairs to upper and lower floors, tiled floor. 4'7 wide



###### Separate w.c.:

With w.c, wash hand basin with tiled surround and storage below, heated towel rail, recessed lighting, tiled floor and extractor fan. . 9'10 x 2'11

###### Open Plan Kitchen / Dining / Lounge:

With patio doors to rear. 32'9x 13'1



##### FIRST FLOOR:

###### Landing:

With storage cupboard housing gas boiler.



###### Lounge:

9'10 x 9'6



###### Bedroom 1:

With extra height void ceiling. 15' x 12'10

###### Ensuite:

With fully tiled walk in shower cubicle with mains rainfall shower, wc, wash hand basin, partly tiled walls, tiled floor, recessed lighting and extractor fan. 9'10 x 9'6



**UPPER LEVEL:**

**Landing:**

With mezzanine overlooking entrance hall.



**Bedroom 4:**

14'1 into eaves x 13'1



**Bedroom 5:**

13'2 into eaves x 12'3



**Bathroom & Wc:**

With plumbing for wc, wash hand basin, tiled round bath, tiled surround around sink area, heated towel rail, recessed lighting, tiled floor and extractor fan.



**LOWER GROUND:**

**Hallway:**

With storage cupboard. 10'6 x 4'3

**Bedroom 2:**

14'7x 11'8



**Bedroom 3:**

With patio doors leading to rear garden.

11'5 x 9'9



**Shower Room:**

With w.c, wash hand basin with storage below, fully tiled walk in shower cubicle with mains overhead rain shower, partly tiled walls, tiled floor, recessed



**Utility Room:**

With plumbing for automatic washing machine and tumble dryer, pedestrian door to rear and tiled floor. 12'10 x 4'6

**EXTERIOR FEATURES**

Garden to rear will be landscaped with surround fencing. Space for garage.





**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Views Over Sea & Scottish Islands To Front
- \*\* Contemporary Modern Design To Include Feature Glass Frontage
- \*\* Fully Landscaped Gardens To Rear With Surround Fencing
- \*\* High Standard Turnkey Finish Throughout To Include Fully Fitted Hand Built German Kitchen With Eye Level Oven & Grill, Integrated Ceramic Hob, Integrated Dishwasher & Fridge Freezer (70/30 Split), Instant Boiling Water Tap, Sanitary Ware, Tiling, Painting, Choice Of Floor Coverings
- \*\* 10 Year Build Warranty
- \*\* Site 2 Can Be Built To Alter Accommodation To 4 Bedroom Plus Dressing Room & Ensuite

**CAPITAL VALUE:**

Not Assessed

**TENURE:**

Freehold