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To arrange an initial appointment please contact:
ARMSTRONG GORDON

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		48 E
21-38	F		
1-20	G	9 G	

PORTSTEWART

20 Central Avenue

BT55 7BS

Offers Over £295,000

028 7083 2000
www.armstronggordon.com

Located within the heart of Portstewart and within close proximity from the Promenade, this 5 bedroom detached chalet bungalow offers spacious living accommodation throughout. With mature established gardens to front and rear the property also benefits from being situated on a very generously proportioned site. This fine home also has the added attraction of 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 property is without doubt suited to a wide spectrum of potential purchasers including families or those seeking a development opportunity subject to the necessary planning consents. This great home offers prime central town living in this highly regarded part of the town. For early internal inspection, please contact our office at your earliest convenience.

Approaching Portstewart from Coleraine on the Station Road, turn left at the bottom onto Portmore Road. From the York Hotel turn into Central Avenue and take your third right before Portstewart Primary School into Queenora Avenue. No.20 will be situated directly on the corner on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5'8 wide with under stairs storage cupboard and cloaks cupboard.

Lounge:

With wood burner stove with slate hearth, picture rail, coving, storage under bay window seat and solid wood floor. 14'5 x 12'0 into bay



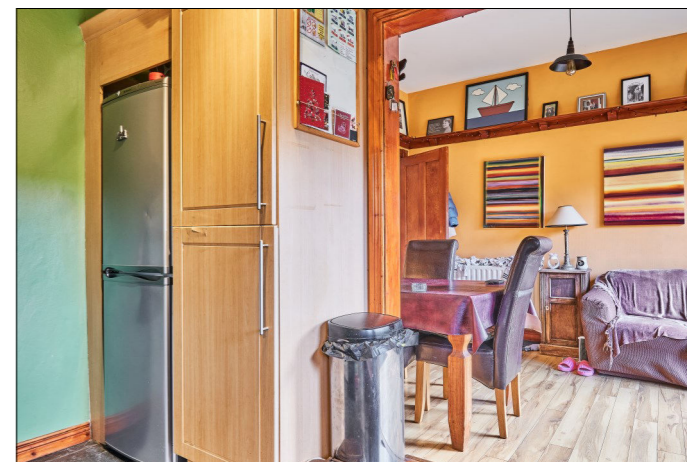
Dining Area: 12'3 x 9'0

With picture shelving, laminate wood floor and PVC French doors leading to rear garden. Archway leading to:



Kitchen:

With bowl and a half single drainer stainless steel sink unit, high and low level units with tiling between, integrated ceramic hob, oven with extractor fan above, plumbed for automatic washing machine, space for tumble dryer, plumbed for automatic dishwasher, space for fridge freezer, glass display cabinet, saucepan drawers, larder cupboard, pine sheeted ceiling and tiled floor. 13'6 x 12'3



Rear Porch:

With boiler, tiled floor and door leading to:

Studio:

With high and low level built in units, strip lighting and additional waiting area. 12'1 x 4'1
With PVC pedestrian door leading to rear garden.

Separate W.C., with wash hand basin with tiled splashback.



Family Room:

With Mahogany surround fireplace with ceramic and tiled inset with tiled hearth, picture rail, coving and solid wood floor. 15'4 into bay x 11'11



Snug/Bedroom 5:

With stone fireplace with stone hearth and PVC French doors leading to rear garden. 11'7 x 9'10

Bathroom:

With white suite comprising w.c., wash hand basin, bath with electric shower wood panel surround, fully tiled walls, extractor fan and tiled floor.

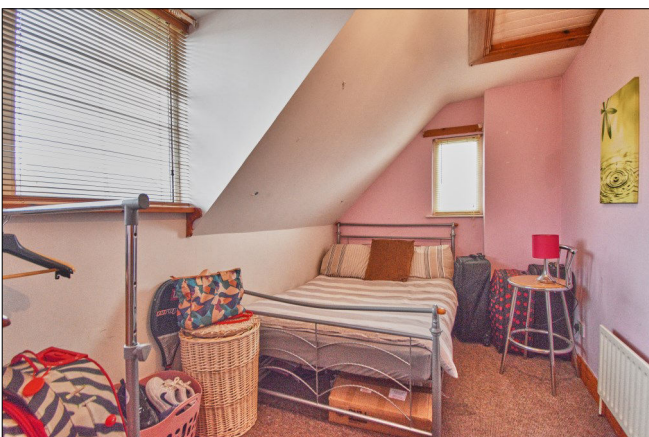


FIRST FLOOR:

Landing:

Bedroom 4:

With access to roof space. 12'4 x 7'7



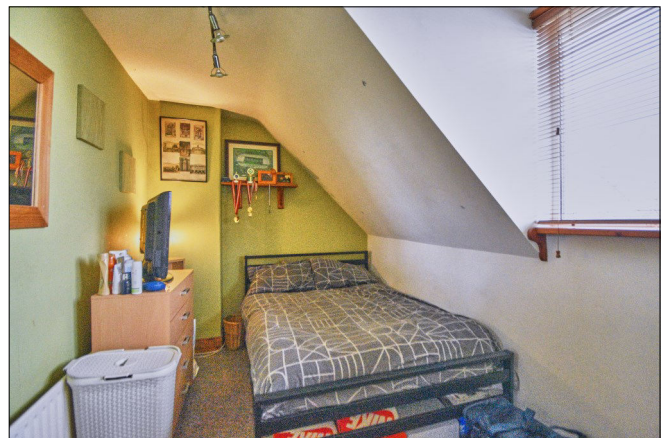
Bedroom 1:

With built in storage and 'Velux' windows. 15'9 average x 15'1 max



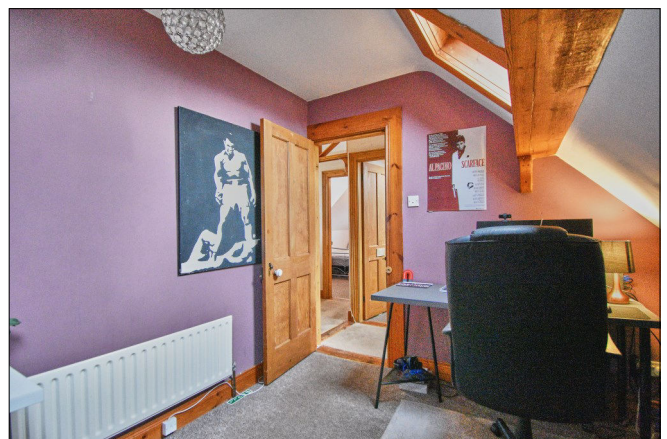
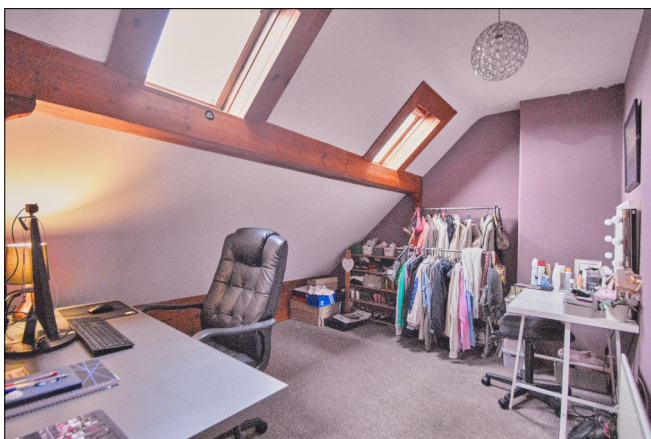
Bedroom 2:

11'9 x 7'5 average



Bedroom 3:

With 'Velux' windows. 12'5 x 7'7



EXTERIOR FEATURES:

Garden to front and side is fenced and laid in lawn with surround hedging. Large paved patio to side with selection of trees including palm trees. Garden to rear is fenced in with concrete driveway for several cars. Garden is laid in lawn with paved patio area and elevated decking with large shed. Light to front and rear. Tap to rear.

SPECIAL FEATURES:

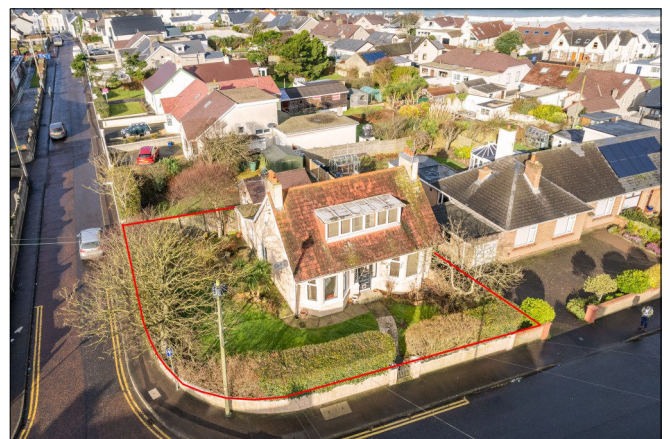
- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Generously Proportioned Corner Site
- ** Town Centre Location Close To Local Amenities
- ** Studio/Surgery Attached To Rear Of Property Offering Excellent Work From Home Element

TENURE:

Freehold

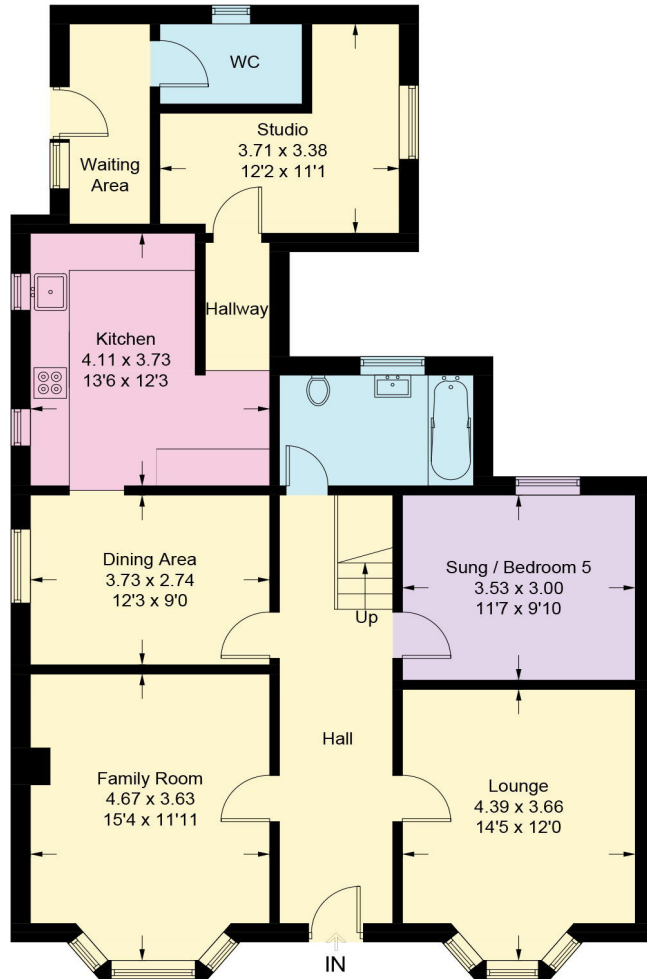
CAPITAL VALUE:

£150,000 (Rates: £1,305.30 p/a approx.)

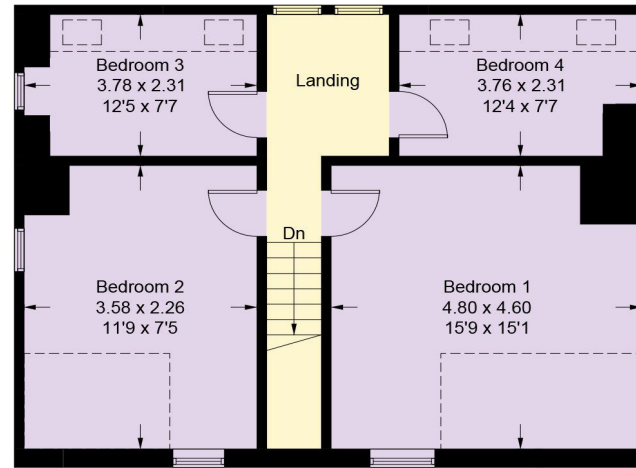


20 Central Avenue

Approximate Gross Internal Area = 173.7 sq m / 1870 sq ft



Ground Floor



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID935886)