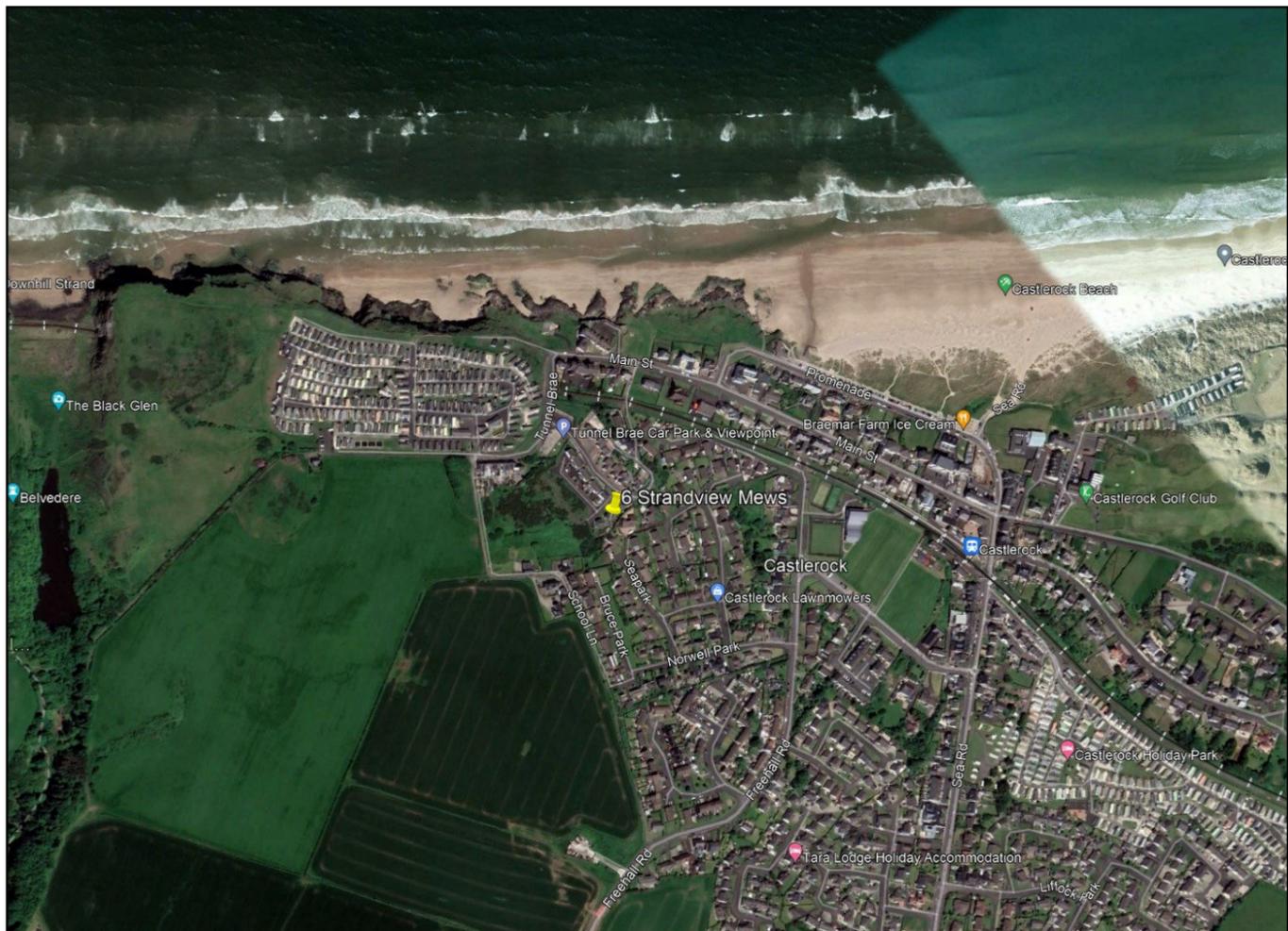




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

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ARMSTRONG GORDON
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 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
39-54	E		
21-38	F		
1-20	G		

CASTLEROCK

6 Strandview Mews

BT51 4YF

Offers Over £345,000

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An impressive three bedroom detached house located in the ever popular seaside village of Castlerock. This fine home is deceptively spacious and is well presented throughout. Offering a neutral interior by its present owner, the property will appeal to a wide spectrum of potential buyers. This delightful residence offers comfortable and pragmatic living space suitable for a variety of differing requirements and is complemented further by superb views of the Atlantic Ocean, Strand Beach, Portstewart, Portrush and beyond. This is a great home, in a fantastic location and therefore recommend early internal appraisal.

Travelling from Castlerock town centre proceed along Main Street towards the beach and Hayes Caravan Park. When you come to the end, bend left going up the hill and take your first left at the top. When you go into the development take your next right and No 6 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

4'9 wide with airing cupboard and tiled floor.



Bedroom 1:

11'9 x 11'1 max

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, extractor fan and tiled floor.



Bedroom 2:

11'9 x 10'9



Bedroom 3:

10'0 x 9'10 average



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, bath with tiled surround, extractor fan and tiled floor.



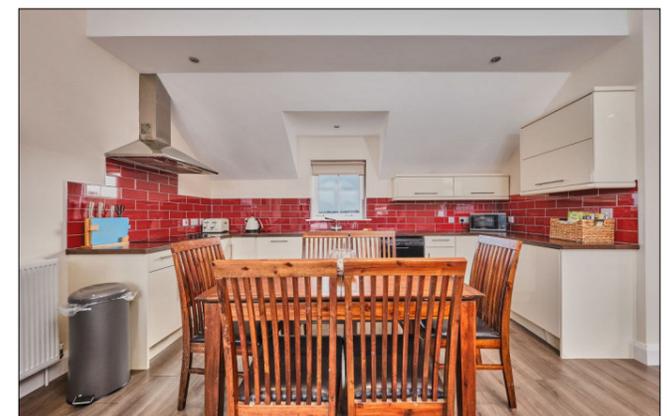
FIRST FLOOR:

Open Plan Lounge/Kitchen/Dining Area:

25'10 x 22'8 overall (excluding alcove)

Kitchen/Dining Area:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated 'Bosch' oven with stainless steel extractor fan above, integrated fridge, plumbed for automatic dishwasher, saucepan drawers, recessed lighting and laminate wood floor.



Lounge:

With wood surround fireplace with cast iron inset and slate hearth, recessed lighting, laminate wood floor and superb views across Atlantic Ocean, Strand Beach, Portstewart, Portrush and beyond.



Utility Room:

With single drainer stainless steel sink unit, low level units with tiled splashback, plumbed for automatic washing machine, extractor fan and tiled floor. 7'2 x 5'8



Separate W.C.:

With wash hand basin with tiled splashback, extractor fan and tiled floor.

EXTERIOR FEATURES:

Tarmac driveway. Garden to rear is laid in lawn and fully enclosed with attractive paved patio area and path surrounding property. There is also a raised corner decking area which benefits from superb views of Atlantic Ocean, Strand Beach, Portstewart, Portrush and beyond. The rear garden also benefits from established hedging and plants. Garden to front is laid in lawn . Light to front and tap to side.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** uPVC Double Glazed Windows
- ** Wired For Burglar Alarm
- ** Superb Views Of Atlantic Ocean, Strand Beach, Portstewart, Portrush & Beyond

TENURE:

Freehold

CAPITAL VALUE:

£170,000 (Rates: £1581.85 p/a approx.)



