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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	71 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

Flat 3, 17B Portmore Road

BT55 7BE

Offers Over £249,500

028 7083 2000
www.armstronggordon.com

A fantastic opportunity to acquire a 2 bedroom second floor duplex apartment with excellent views across the Atlantic Ocean and Old Portstewart Golf Course. Located in the heart of Portstewart, the Promenade and harbour are only a short walk away. Also at hand are many fine attractions including championship golf courses, Strand Beach and many fine eating establishments. The property itself offers spacious living accommodation and will suit a purchaser looking to buy a compact home in this beautiful part of the north coast.

Approaching Portstewart from Coleraine on the Station Road, turn left at the bottom onto Portmore Road which connects with the Portrush Road. No. 17B will be on your right hand side before the corner of Atlantic Circle and beside the Angel Wash Dry Cleaning Shop.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

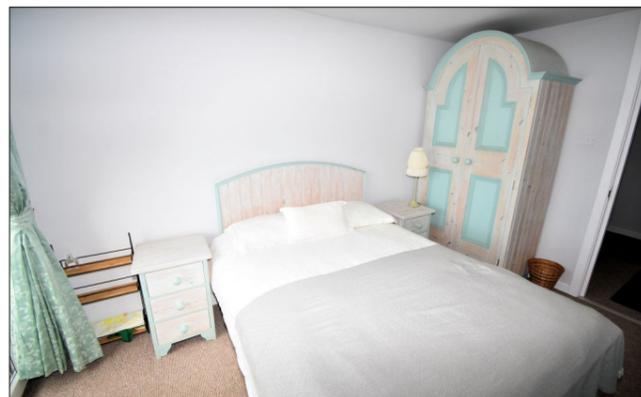
FIRST FLOOR:

Entrance Hall:

7'2 wide with cloaks cupboard and under stairs storage cupboard.

Bedroom 1:

With sit out balcony overlooking Atlantic Ocean towards Donegal Headlands. 12'6 x 9'2



Bedroom 2:

12'9 x 9'2



Bathroom:

With white suite comprising w.c, wash hand basin, extractor fan, bath with shower and tiled surround.

SECOND FLOOR:

Lounge/Kitchen/Dining Area: 19'9 x 18'3

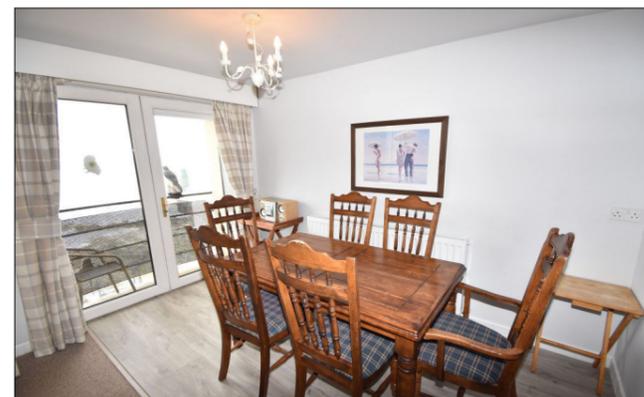
Lounge:

With 'Mahogany' fireplace with tiled inset and hearth, integrated cupboard, and patio doors leading to balcony with ocean views towards Donegal Headlands.



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker with extractor fan above, space for fridge and drawer bank.



SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Duplex Apartment With Sea Views From All 3 Rooms
- ** Two Sit Out Balconies Overlooking Sea On Front Line
- ** Popular Location Close To Promenade & All Local Amenities
- ** Good Modern Condition Throughout

CAPITAL VALUE:

£130,000 (Rates: £1131.26 p/a approx.)

TENURE:

Leasehold

