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**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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## PORTSTEWART

9B Portrush Road

BT55 7DB

Offers Over £195,000

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028 7083 2000  
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One off opportunity to acquire a property located just off the coast road (Portrush Road) opposite Old Town Portstewart golf course and in condition needing either major works or replacement dwelling. The property has a large rear garden with southerly aspect and also offers sea views to the side.

Approaching Portrush on the Coleraine Road, turn left at the Lidl supermarket onto Glenmanus Road. Turn left again and take your immediate first right. The property will be located on your right hand side but follow the road right around until you come up into the driveway.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

With wood floor.

**Lounge:**

With fireplace.

**Living Room:**

**Kitchen:**

**FIRST FLOOR:**

**Landing:**

**Bedroom 1:**

**Bedroom 2:**

**Bedroom 3:**

**Bathroom:**



**EXTERIOR FEATURES**

Large garden to rear with southerly aspect.

**SPECIAL FEATURES:**

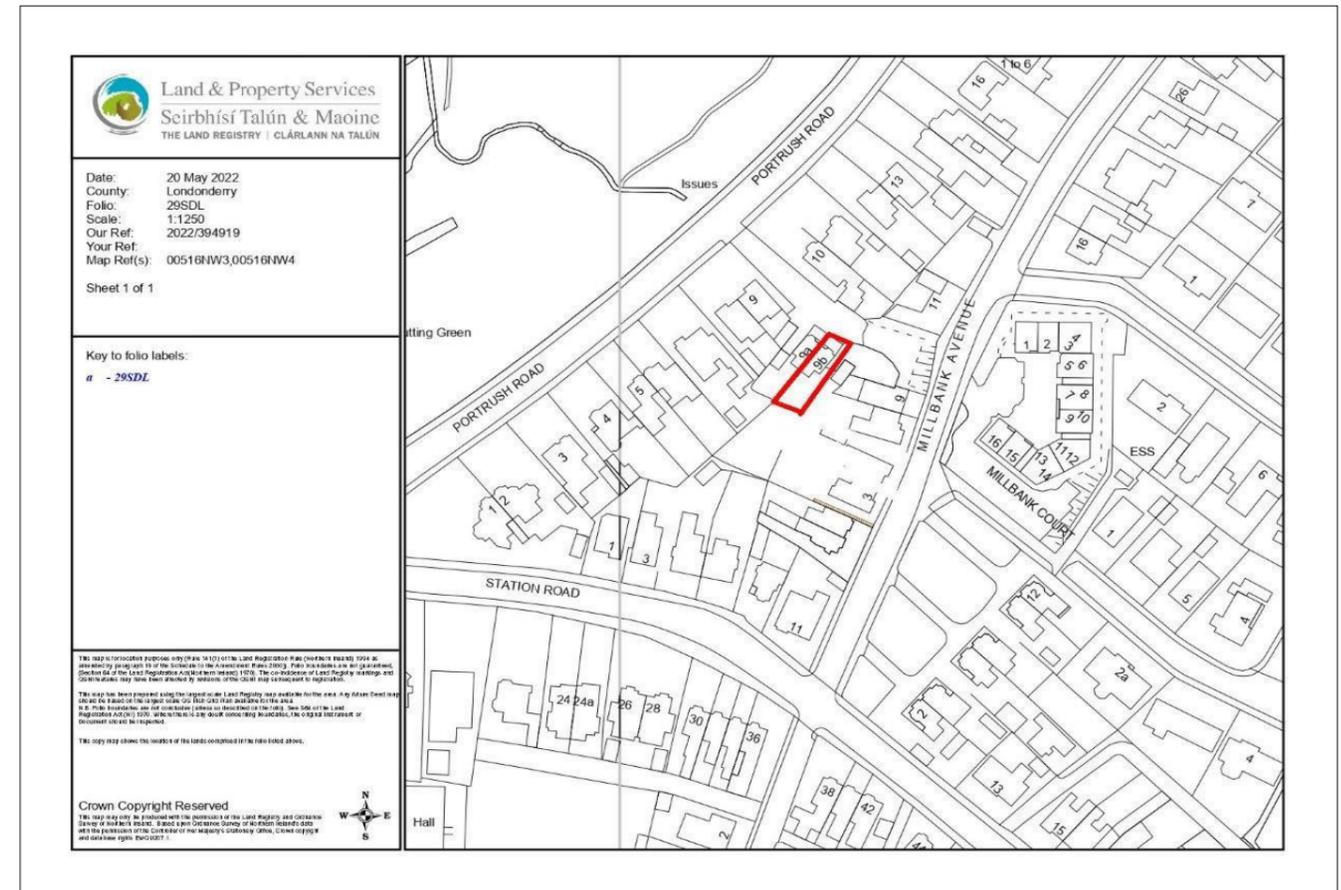
- \*\* Immediately Beside Old Portstewart Golf Course & Sea
- \*\* Superb Sized Site With Southerly Facing Garden's
- \*\* Most Likely Site For Replacement Dwelling's Or Extensive Refurbishment
- \*\* Title Maps Available From Agent

**TENURE:**

Freehold

**CAPITAL VALUE:**

£120,000 (Rates: £1,116.60 p/a)



**\*\* Please note all red lines in this brochure are approximate \*\***