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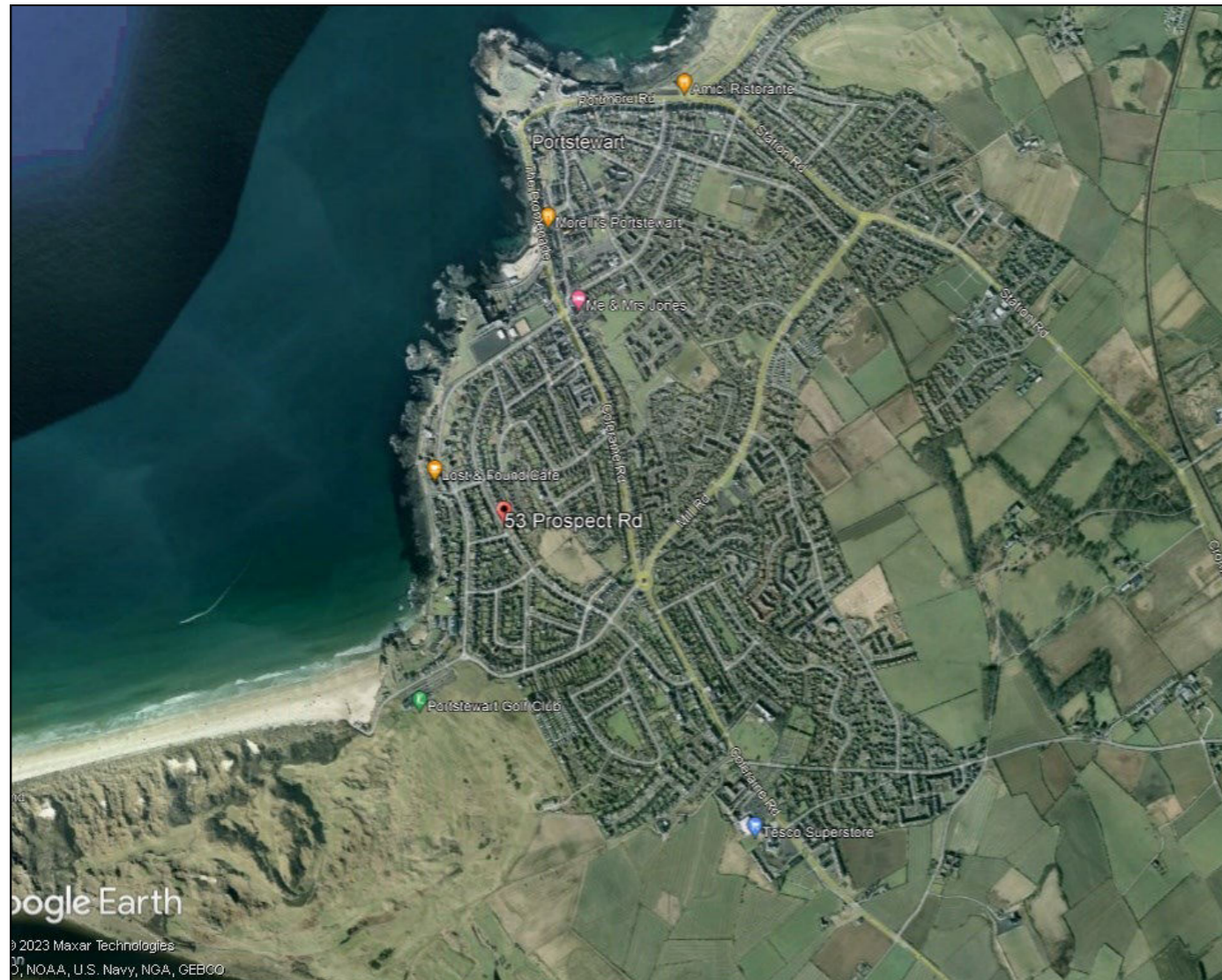
To arrange an initial appointment please contact:  
**ARMSTRONG GORDON**

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 60   D    |
| 39-54 | E             | 44   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## PORTSTEWART

53 Prospect Road

BT55 7NG

Offers Over £595,000



64 The Promenade Portstewart BT55 7AF  
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F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

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028 7083 2000  
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A very delightful 4 bedroom detached house with many fine attributes to offer including bright and spacious accommodation and generously proportioned garden to rear. In need of some modernisation the property extends to approximately 2260 sq feet of comfortable living space. Externally the property benefits from horse stables to rear and spacious integral garages. There is also the possibility of development opportunities subject to necessary planning consents. This fine home is further complemented by terrific views of the Strand Beach, Atlantic Ocean and Donegal headlands. The property itself is situated parallel to Strand Road and offers very close convenience to the scenic cliff walk, Strand beach and Portstewart Golf Course. Early internal appraisal is highly recommended of this well located home.

Approaching Portstewart on the Coleraine Road, take your first left at the Burnside Roundabout onto Burnside Road. Take your first right onto Prospect Road and No. 53 will be situated on your right hand side just after the entrance to Prospect Avenue.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Porch:**

With sliding door and tiled floor.

**Entrance Hall:**

7'5 wide

**Cloaks cupboard leading to separate w.c.** with wash hand basin, half tiled walls access to roof space and tiled floor.

**Lounge:**

With marble surround fireplace, marble hearth extending to marble T.V. shelf and views across Portstewart Strand. 22'1 x 16'10



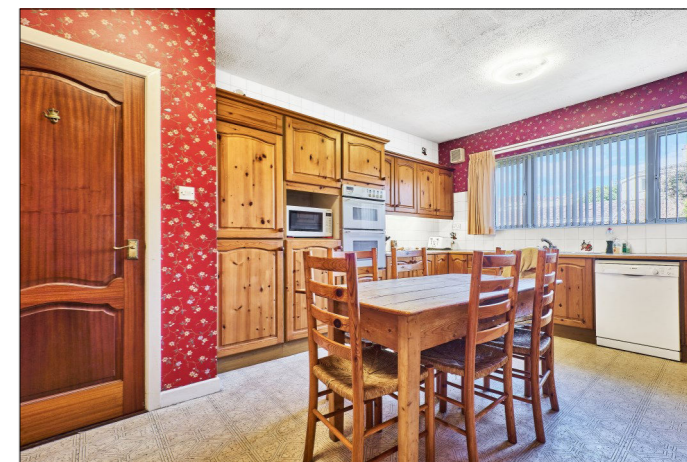
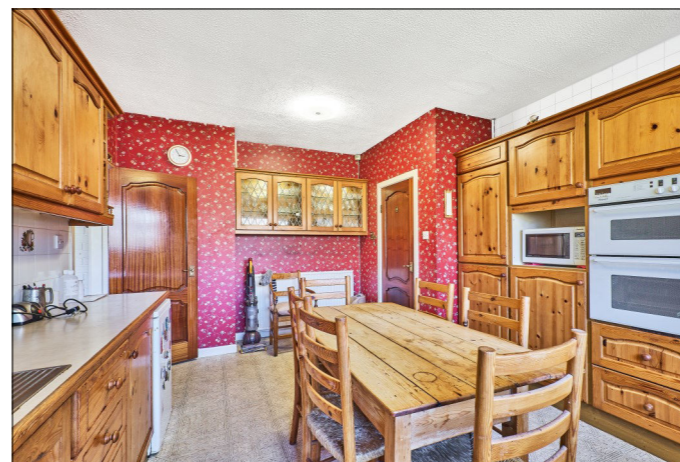
**Dining Area:**

With brick wall with recess for BBQ. 17'3 x 11'10



**Kitchen:**

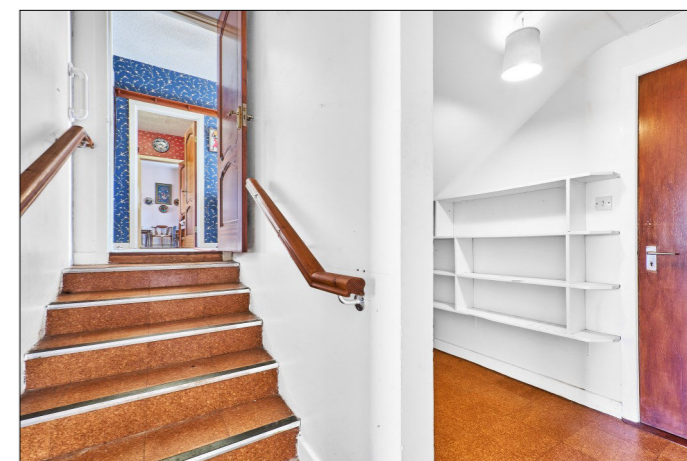
With bowl and half stainless steel sink unit, high and low level solid pine units with tiling between, integrated gas hob, stainless steel extractor fan above, double eye level 'Hotpoint' oven, space for fridge, plumbed for automatic dishwasher, saucepan drawers, drawer bank, larder cupboard and glass display cabinets. 18'1 x 12'5



**Lower Level:**

**Rear Porch:**

With shelving and tiled floor leading to integral garages.



**Utility Room:**

With single drainer stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, shelving, boiler and tiled floor. 13'3 x 6'8

**Bedroom 4:**

13'6 x 12'0

**Ensuite** off with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower .



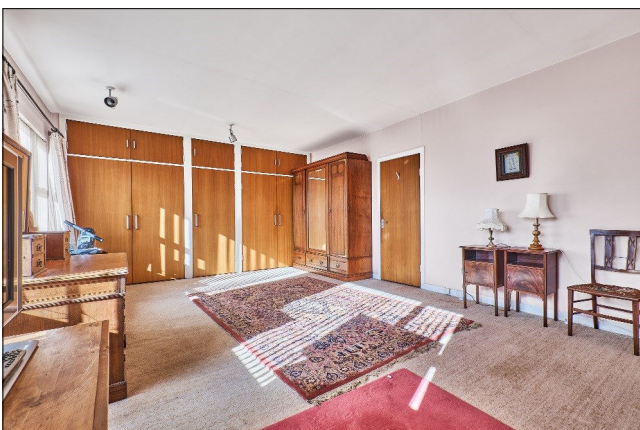
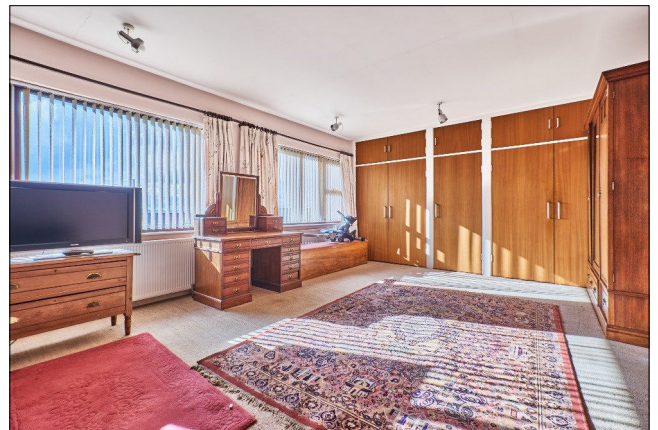
**Upper Level:**

**Landing:**

With large hot press and access to roof space.

**Bedroom 1:**

With built in furniture comprising two double and one single built in wardrobe with views across Atlantic Ocean, Portstewart Strand and Mussenden Temple. 20'1 x 14'4



**Bedroom 2:**

With wash hand basin set in wood vanity unit. 14'5 x 12'1



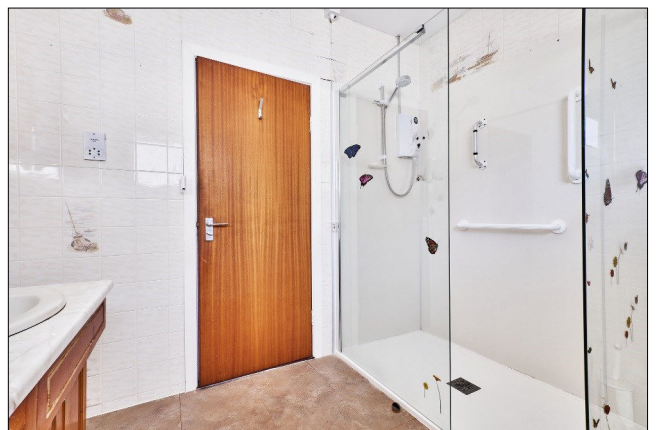
**Bedroom 3:**

With built in mirrored slide robes. 13'5 x 9'9



**Shower Room:**

With white suite comprising w.c., wash hand basin set in vanity unit with storage below, PVC walk in shower cubicle with electric shower, fully tiled walls, shaver point and tiled floor.



**EXTERIOR FEATURES:**

Tarmac driveway with extensive parking leading to double garage 23'10 x 11'7 with electrically operated roller door with light and power points. Garage two 14'4 x 9'10 with electrically operated roller door, light and power points. Garden to front is laid in lawn with mature shrubbery and paved path surrounding the property. Private garden to rear is laid in lawn with paved patio area, various mature trees, plants, shrubs and pond area. Also benefits from three stables each 12'0 x 10'0 with water and electric. Additional tarmac parking to rear.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* Mostly uPVC Double Glazed Windows
- \*\* Generously Proportioned Site With Stables To Rear
- \*\* Superb Views Of Strand Beach, Atlantic Ocean & Donegal Headlands
- \*\* Possible Development Opportunities Subject To Necessary Planning Consents

**TENURE:**

Freehold

**CAPITAL VALUE:**

£420,000 (Rates: £3,654.84 p/a approx.)



