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To arrange an initial appointment please contact:

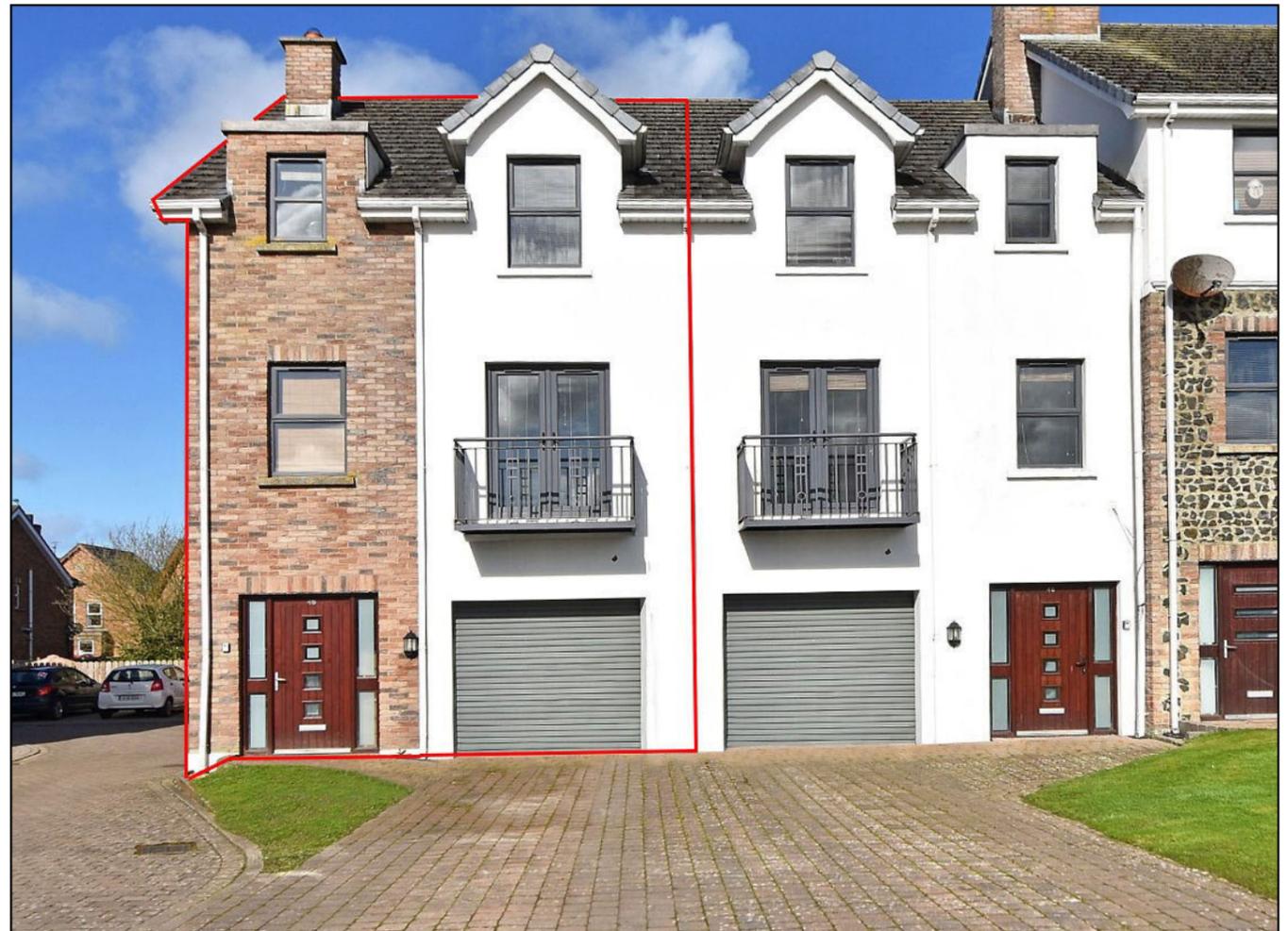
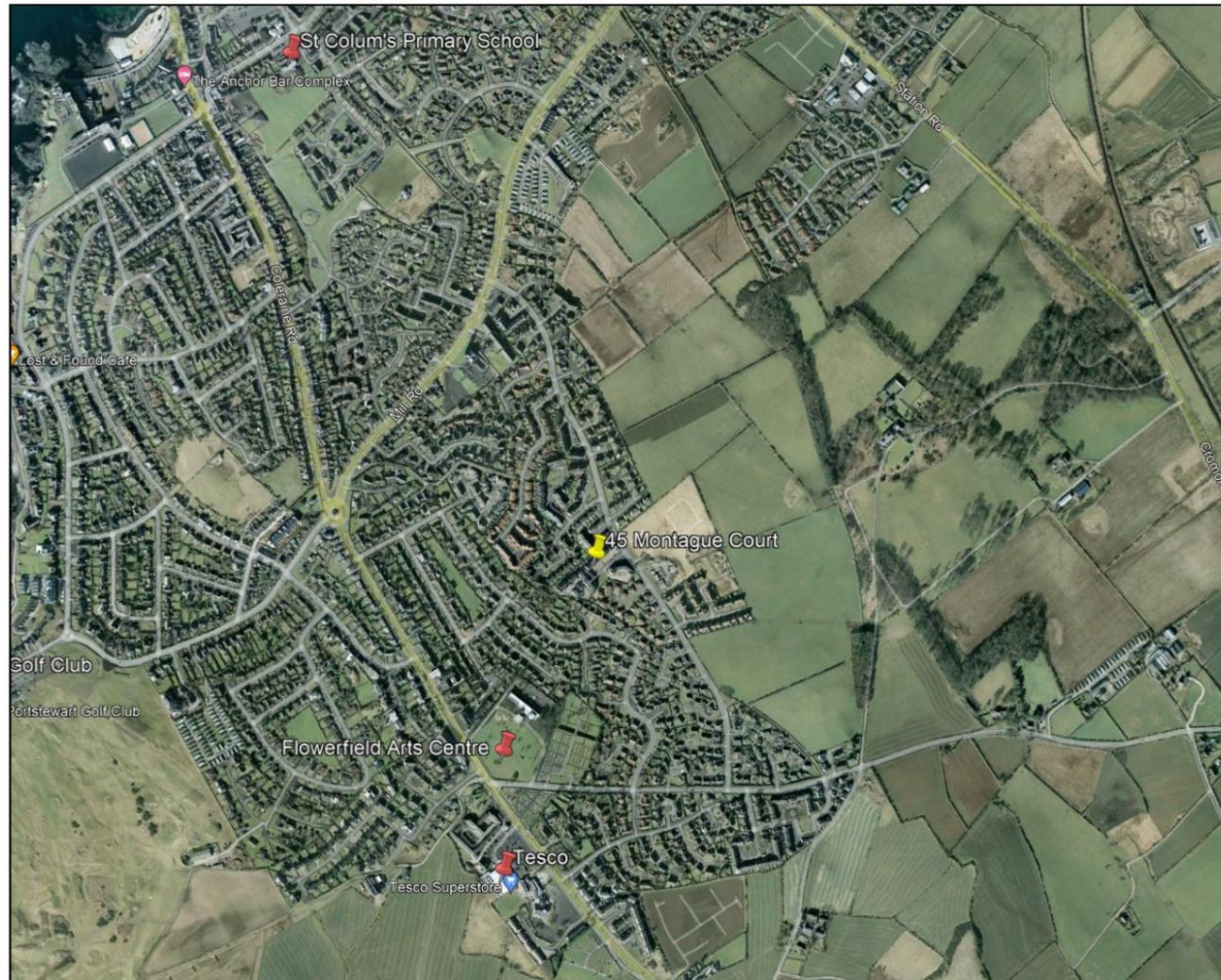
ARMSTRONG GORDON

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	56 D	66 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

45 Montague Court

BT55 7TE

Offers Over £210,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

A great opportunity to acquire a 1500 sq ft (approx), 4 bedroom mid-terrace house situated in the highly regarded and modern Montague Court development. Constructed circa 2006 by well known builders O’Kane & Devine Ltd, the property offers both bright and spacious living accommodation with a neutral theme and contemporary atmosphere. Spread across three floors, the property benefits from a spacious lounge on first floor, two en-suites, bathroom and downstairs wc. There is also an integral garage leading directly into the hallway. Literally on your doorstep you will be able to take full advantage of many of the North Coast’s finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments. We are confident that on internal appraisal one will appreciate the calibre which is on offer so therefore highly recommend early internal inspection.

Approaching Portstewart on the Coleraine Road, take your third left at the Burnside roundabout onto Mill Road. Proceed along this road until you come to the Medical Centre on your right hand side. At this point turn right onto Lissadell Avenue and take your 8th turn on the right into Montague Court. No.45 will be situated on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

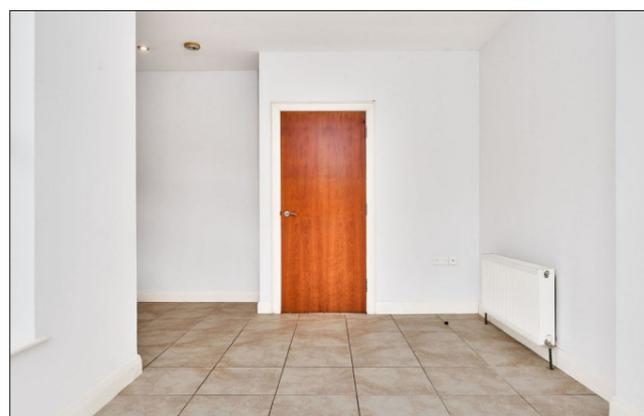
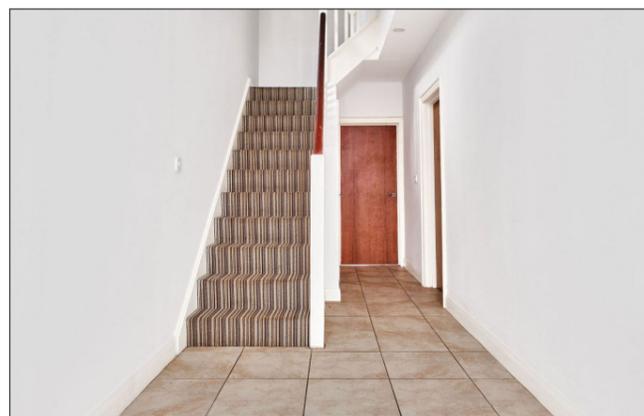
Entrance Hall:
6’6 wide with tiled floor.

Separate W.C.:

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

Kitchen/Dining Area: 17’2 max x 16’4 max

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, space for hob, integrated stainless steel oven, stainless steel extractor fan above, integrated fridge freezer, saucepan drawers, wine rack, recessed lighting, tiled floor and PVC French doors leading to rear garden.



FIRST FLOOR:

Landing:

Lounge:

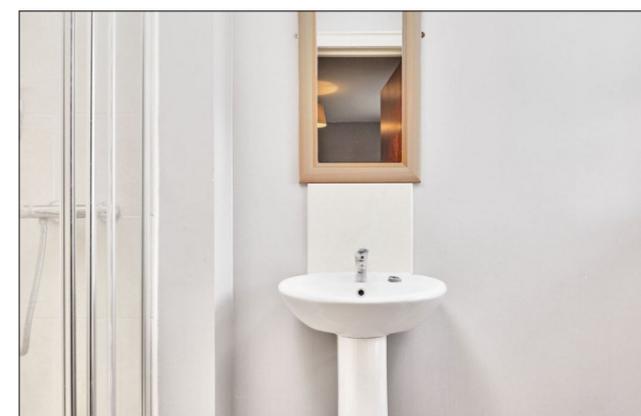
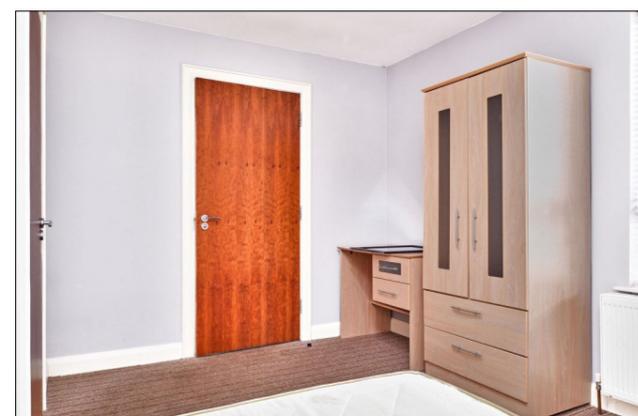
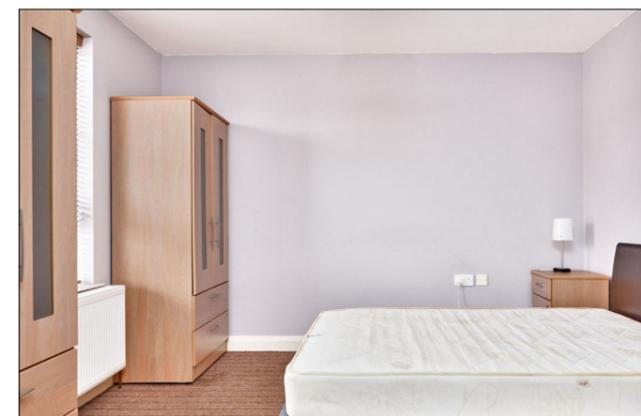
With wood surround fireplace with cast iron inset and tiled hearth, tiled floor and PVC French doors leading to balcony. 15’7 average x 17’2



Bedroom 4:

12’9 x 10’9 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.



SECOND FLOOR:

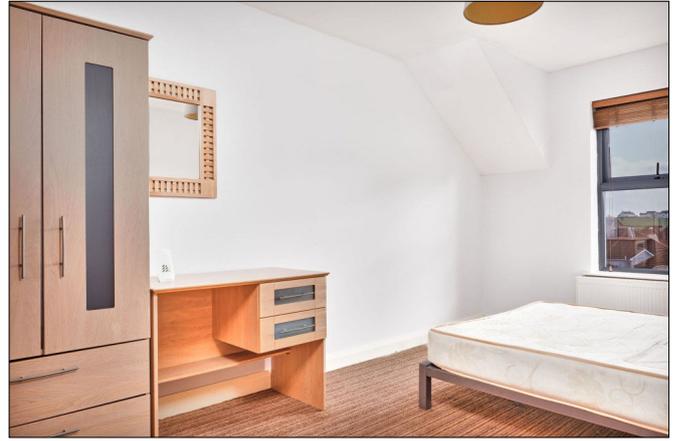
Landing:

With recess for storage and feature porthole style window.

Bedroom 1:

15'5 x 9'6

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



Bedroom 2:

With 'Velux' window. 13'6 x 7'9



Bedroom 3:

10'4 x 7'1



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, shaver point, extractor fan, 'Velux' window, recessed lighting and tiled floor.

**EXTERIOR FEATURES:**

Paviour driveway leading to integral garage 21'8 x 9'4 with utility area with plumbing for automatic washing machine, space for tumble dryer, roller door and light and power points. Garden to rear is fenced in and laid in lawn with paved patio area. Light to front and rear.

**SPECIAL FEATURES:**

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Please Note If This Property Had An HMO License It Would Have The Potential To Derive A Rental Income Of £1500.00 Per Month (Approx.) Between September and May In An Academic Year

TENURE:

Leasehold

CAPITAL VALUE:

£175,000 (Rates: £1715.70 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Details of the annual Service charge are available upon request. Current service charge is £564.00 per annum (03.10.2023).