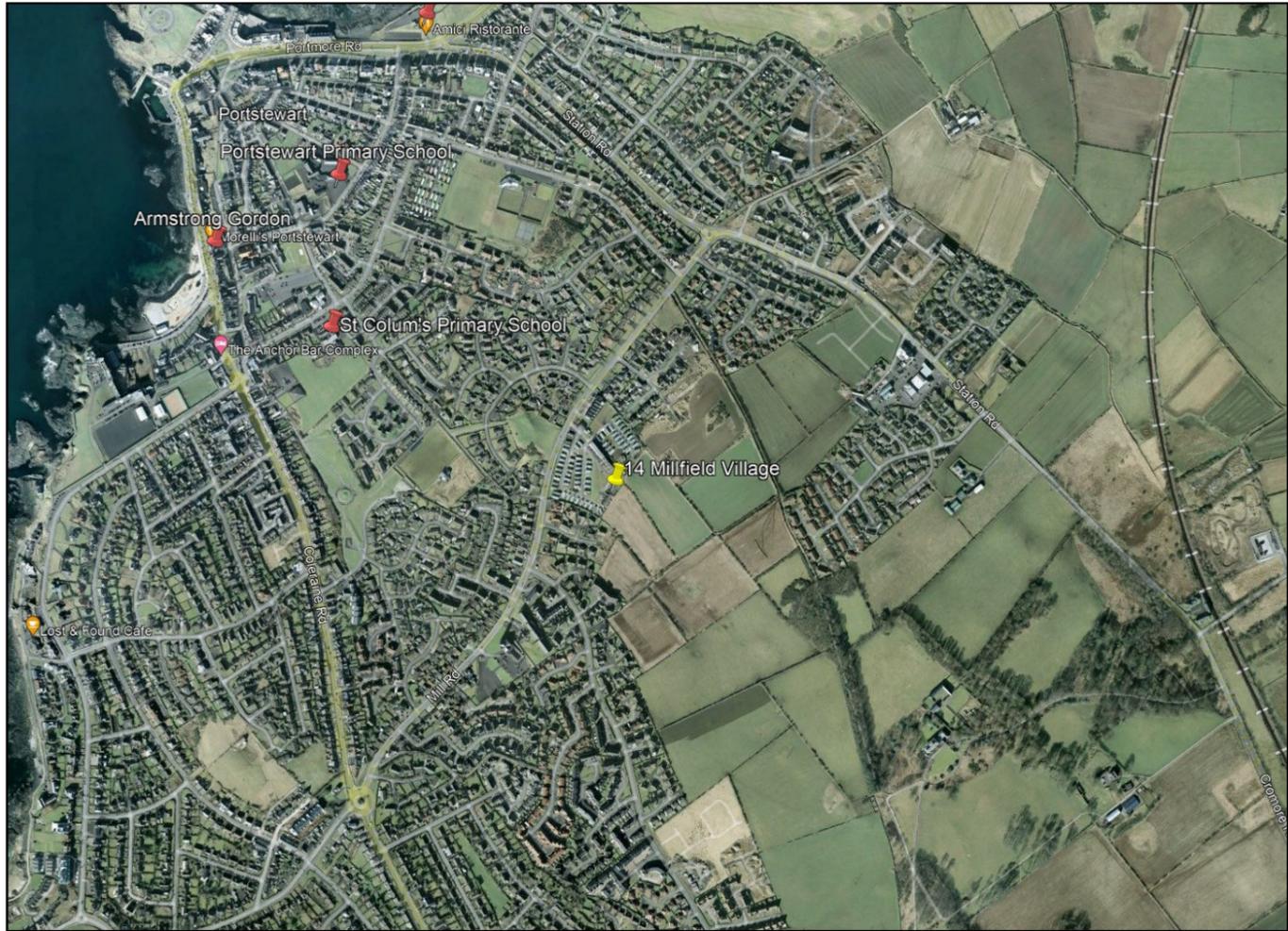




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

**ARMSTRONG GORDON**



**ARMSTRONG GORDON**  
 & Company Limited  
 THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

64 The Promenade Portstewart BT55 7AF  
 T. 028 7083 2000

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	42 E	
21-38	F		
1-20	G		

**PORTSTEWART**

14 Millfield Village

BT55 7PQ

Offers Over £175,000

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A delightful three bedroom semi-detached bungalow located in a popular residential and holiday development which is in an established environment and would be ideal for families being away from the main road. This compact home will need some modernisation but offers well laid out living accommodation for those seeking a holiday home or indeed a main home in this beautiful part of the North Coast. Within proximity is Portstewart Golf Club and Strand Beach. The property also benefits from being situated close to an access lane which offers easy convenience to Portstewart Promenade. Offering partial views of Atlantic Ocean, Donegal Headlands and beyond, the selling agent highly recommends early internal inspection.

Approaching Portstewart on the Coleraine Road, turn left at the Burnside roundabout onto the Mill Road. Proceed along this road and go past the church and medical centre. After you pass Lissadell Gardens, Millfield Village will be located on your right hand side and in front of you as you enter the caravan park. Pass the apartment block and proceed to the top of the hill where No. 14 will be located on your left hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

3'10 wide with storage cupboard.

**Open Plan Lounge/Kitchen/Dining Area:**

28'2 x 14'3

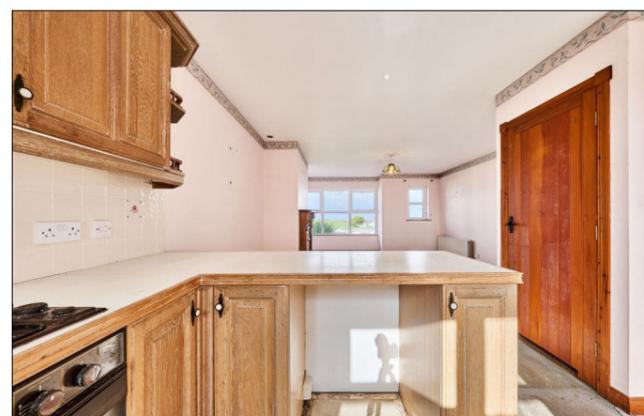
**Lounge:**

With pine surround fireplace with cast iron and tiled inset and tiled hearth.



**Kitchen/Dining Area:**

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated gas hob, oven and extractor fan above, plumbed for automatic washing machine, space for fridge and cupboard housing gas boiler.



**Bedroom 1:**

11'9 x 9'8



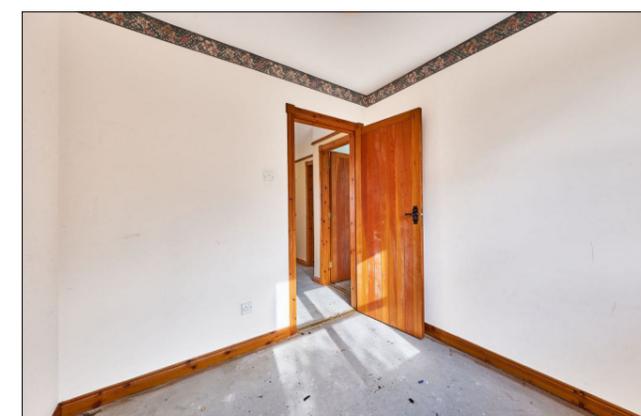
**Bedroom 2:**

9'9 x 9'8



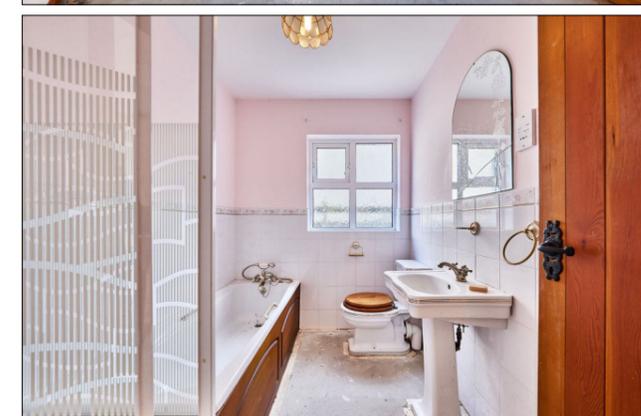
**Bedroom 3:**

8'2 x 7'9



**Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, telephone hand shower over pine panelled bath, half tiled walls and shaver point.



**EXTERIOR FEATURES:**

Garden to rear has a paved driveway with screened area and established shrubbery. Garden to rear and side has fully paved patio area with established trees. Light to front and rear.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Burglar Alarm
- \*\* Partial Views Of Atlantic Ocean & Donegal Headlands

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£110,000 (Rates: £1023.55 p/a approx.)



**MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. Current Service charge is £560.00 per annum. (22.03.24)