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ARMSTRONG GORDON



ARMSTRONG GORDON
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 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	42 E	
21-38	F		
1-20	G		

PORTSTEWART

2A Movilla Road

BT55 7DW

Offers Over £285,000

028 7083 2000
 www.armstronggordon.com

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A delightful four bedroom detached chalet bungalow offering well laid out accommodation throughout. Internally the property offers bright and spacious rooms and is in generally good order but would require modernisation. Externally the property benefits from a fully enclosed rear garden with integral garage. This fine home will appeal to those wishing to acquire a property in this beautiful part of the North Coast. Within easy convenience to a host of local amenities, this delightful home will appeal to a wide spectrum of potential purchasers and therefore highly recommend early internal appraisal.

Approaching Portstewart from Coleraine on the Station Road, take your first right after the Mill Road roundabout onto Culdaff Road. Take your first left onto Movilla Road and No 2a will be located on your left hand side at the lower end.

ACCOMMODATION COMPRISES:

Open Entrance Porch:
With light and tiled step.

Entrance Porch:
With glass door with glass panels leading to:

Entrance Hall:
5'10 with hot press.

Lounge:
With tiled surround fireplace with tiled hearth and wood mantle with tiled and wood recess. 15'9 x 13'11



Kitchen/Dining Area:
With single drainer stainless steel sink unit, high and low level units with tiling between, integrated ceramic hob with extractor fan above, double eye level oven, integrated fridge freezer, tiled floor and PVC grain French doors leading to rear garden. 14'2 x 13'11



Utility Room:
With low level units, plumbed for automatic washing machine and dish washer, tiled floor and door leading to garage. 9'3 x 7'4

Separate W.C.
With wash hand basin with storage below, extractor fan, access to roof space and tiled floor.

Bedroom 1:
11'6 x 11'4



En-suite:
With w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, fully tiled walls, wired for wall lights, heated towel rail, extractor fan and tiled floor.



Bedroom 2:
11'6 x 10'7

Bathroom:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, telephone hand shower over bath, heated towel rail, half tiled walls, wired for wall lights and tiled floor.



Rear Hallway:

With built in mirrored slide robes, access to first floor and pedestrian door leading to conservatory. 11'6 x 8'7



Conservatory:

With tiled floor and PVC French doors leading to rear garden. 12'0 x 10'5



FIRST FLOOR:

Landing:

With storage cupboard, access to eaves and 'Velux' window.

Bedroom 3:

With 'Velux' window. 11'5 x 11'4



Bedroom 4:

With 'Velux' window. 12'0 x 10'0

**Shower Room:**

With coloured suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, fully tiled walls and extractor fan.

EXTERIOR FEATURES:

Tarmac driveway leading to integral garage with extensive tarmac driveway and garden to front laid in lawn. Garden to rear is laid in lawn and fenced in with paved patio area. Gardens to side are laid in lawn with concrete pathway. Light to front and rear. Tap to rear.

**SPECIAL FEATURES:**

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
(Part Woodgrain, Part White PVC In Conservatory)
- ** Integral garage
- ** South Westerly Facing Rear Garden

TENURE:

Leasehold

CAPITAL VALUE:

£190,000 (Rates: £1767.95 p/a approx.)

