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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		59 D
39-54	E	52 E	
21-38	F		
1-20	G		

PORTSTEWART

5 Ardmore Drive

BT55 7NY

Offers Over £179,500

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A very attractive and well presented three bedroom semi-detached house ideally located off the Mill Road and within close proximity to local amenities including Promenade, shops, schools, churches, doctor's surgery and a short distance away from championship golf courses and Strand beach. The property also benefits from being situated close to an access lane which offers easy convenience to Portstewart Promenade. Internally the property is in excellent decorative order throughout and has been very well maintained over the years. Of note is the extended bay area coming off the front lounge adding extra valuable space. The property is deceptive from its external appearance and it is only upon internal inspection that one may be able to fully appreciate what this well appointed property has to offer. This property would be suitable to a wide spectrum of potential purchasers, especially first time buyers seeking their first home.

Approaching Portstewart on the main Coleraine Road take your third left at the Burnside Road roundabout onto Mill Road. Take your second left into Carrickbeg Avenue, then first right onto Ardmore Drive and No. 5 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

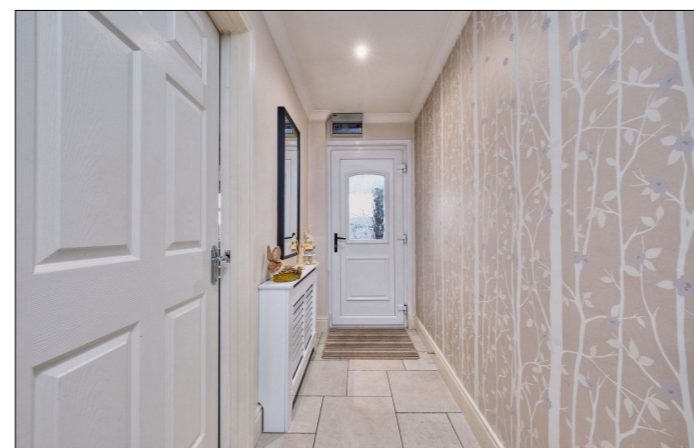
With tiled floor and PVC sheeted ceiling with recessed lighting.

Entrance Hall:

3'9 wide with coving, recessed lighting and tiled floor.

Lounge:

With marble effect surround fireplace with marble inset and hearth with piped for gas fire and coving. 15'9 into bay x 13'5



Kitchen/Dining Area:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, integrated hob, double oven and stainless steel extractor fan above, larder cupboard, plumbed for automatic dishwasher, saucepan drawers, glass display cabinets, under unit lighting, recessed lighting in pelmets, understairs utility cupboard with plumbing for automatic washing machine, shelving and tiled floor. 17'7 x 11'4



Rear Porch:

2'8 wide with tiled floor and pedestrian door leading to rear garden.

Separate W.C.:

With wash hand basin.



FIRST FLOOR:

Landing:

With double hot press and storage cupboard.

Bedroom 1:

With built in wardrobe with shelf. 11'5 x 10'3



Bedroom 2:

With built in wardrobe. 11'6 x 9'9



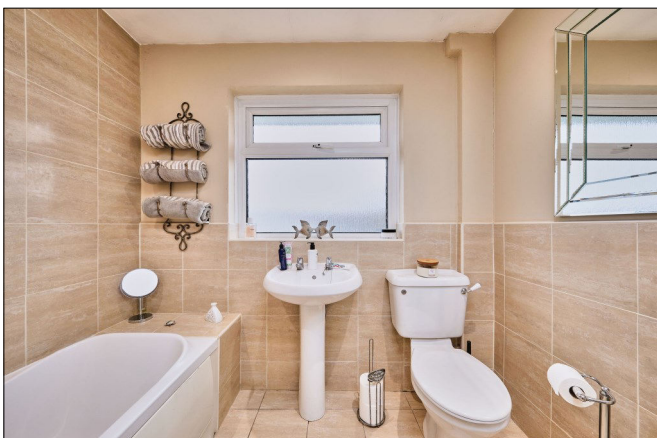
Bedroom 3:

8'6 x 7'4



Bathroom:

With white suite comprising w.c., wash hand basin, electric shower over bath, half tiled walls, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Garden to front has tarmac driveway with garden laid in lawn. Garden to rear is laid in lawn and fully fenced in with paved patio area and selection of shrubbery. Additional paved area. Light to front, side and rear. Tap to rear.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Partial Views Of Atlantic Ocean & Donegal Headlands
- ** Less Than 5 Miles From Royal Portrush Golf Course
- ** Excellent Decorative Order Throughout With Updated Kitchen/Bathroom & Living Room Extension
- ** Floored Roof Space With Ladder Access

TENURE:

Leasehold

CAPITAL VALUE:

£100,000 (Rates: £930.50 p/a approx.)

