

For Sale

6 Ballyaghan Court, Portstewart BT55 7QB

Offers Over **£320,000**



Property Overview

- Detached Bungalow with integral garage
- 4 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- Wooden double glazed windows
- uPVC gutters and downpipes
- Burglar alarm installed
- Brick paver driveway to front
- Excellent residential area off Coleraine Road
- Rates: The assessment for the year 2023/2024 is £1907.53
- EPC Rating - E39

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Entrance Hall:

With wooden front door with glass side panels, coving, tiled floor, access to roofspace. French double glass panelled doors to dining room. Storage cupboard with shelving. Hotpress with shelving.

Lounge:

5.07m x 3.79m (16' 8" x 12' 5") with wooden fireplace surround, tiled inset, tiled hearth, bay window, dimmer switch, television point, telephone point, coving.



Dining Room:

3.89m x 3.53m (12' 9" x 11' 7") with French double glass doors to hall, tiled floor.



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Kitchen:

4.4m x 3.8m (14' 5" x 12' 6") (max) with eye and low level units, part tiled walls, freestanding cooker with stainless steel splashback, freestanding dishwasher, 1 ½ bowl stainless steel sink unit, extractor fan, recessed lighting, tiled floor.



Utility Room:

3.21m x 1.9m (10' 6" x 6' 3") with eye and low level units, part tiled walls above units, washing machine, fridge/freezer, recessed lighting, tiled floor, pedestrian door to garage.

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Bedroom (1):

4.5m x 3.25m (14' 9" x 10' 8") with built-in wardrobes with shelving.



Ensuite:

Comprising wash hand basin, w.c., tiled walls, tiled floor, shower cubicle with electric shower, extractor fan, recessed lighting.

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Bedroom (2):

3.67m x 3.24m (12' 0" x 10' 8") with built-in wardrobes and overhead storage, telephone point.



Bedroom (3):

3.57m x 3.24m (11' 9" x 10' 8") with built-in wardrobes with shelving.



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Bedroom (4):

3.81m x 2.7m (12' 6" x 8' 10") with tiled floor, dimmer switch, patio doors leading to rear garden.



Bathroom and w.c. Combined:

Comprising wash hand basin with storage around, w.c., large shower cubicle with thermostatic shower, tiled walls, tiled floor, extractor fan, recessed lighting.

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Garage:

7.21m x 3.28m (23' 8" x 10' 9") with electric roller door, pedestrian doors, power and lighting, oil boiler.

EXTERIOR FEATURES

Garden laid in lawn to the front with brick paver driveway and stoned areas with shrubs. Front garden enclosed by wall and fence with iron gates. Stoned area to side with shrubs. Garden laid in brick paver and paving to the rear enclosed by fencing. Outside light to front and rear. PVC oil tank. Water tap to rear. Metal storage garden shed to rear.

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FLOOR PLANS



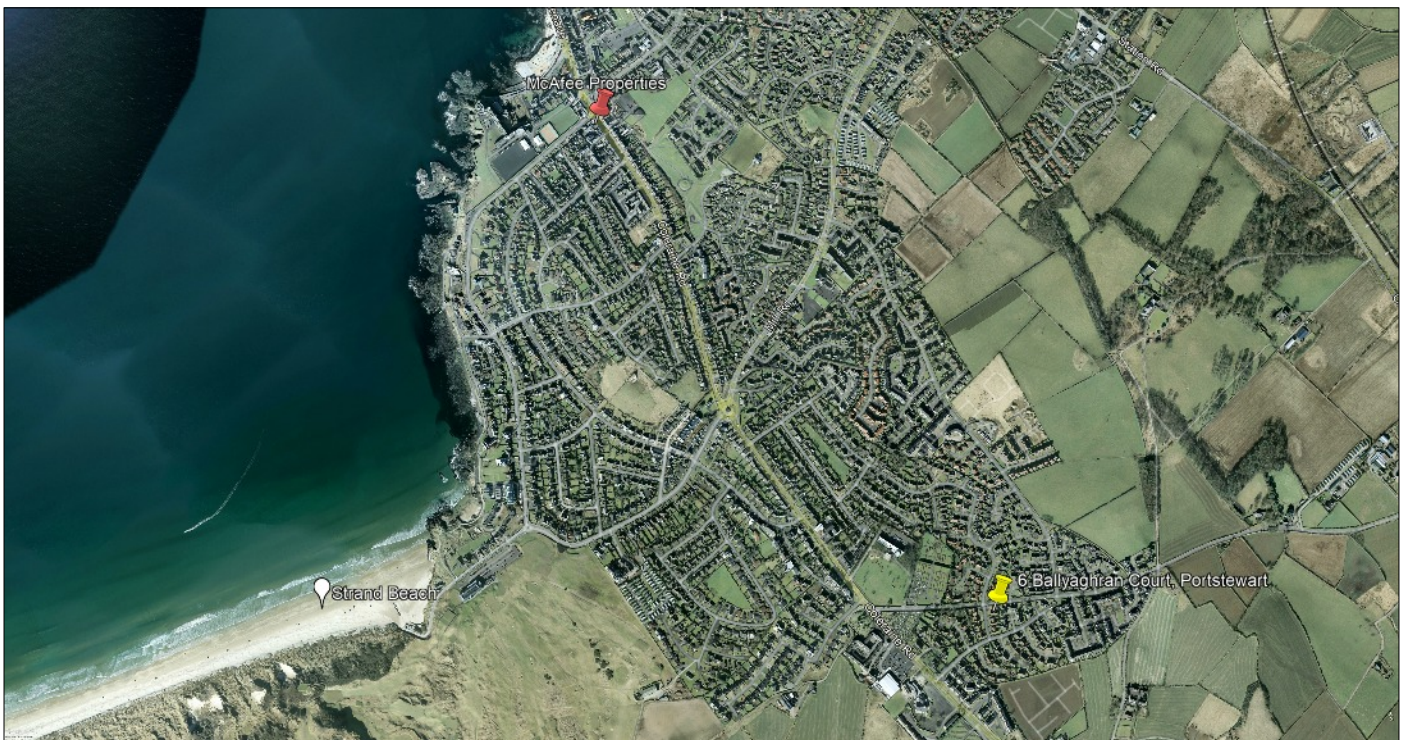
For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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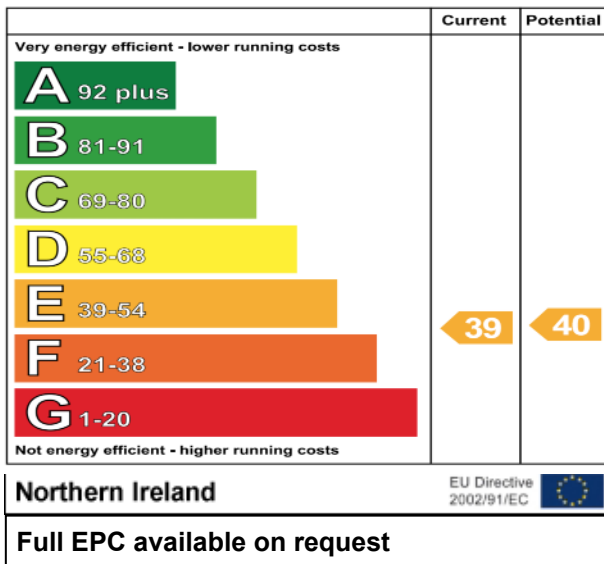


Property Location:

On approaching Portstewart along the Coleraine Road, turn right onto Agherton Avenue opposite Portstewart Baptist Church. Then take the second left onto Ballyaghran Court and Number 6 is situated on the right hand side.

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Energy Efficiency Rating



OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE
 PST1474 030124/MH

OUR OFFICE LOCATION



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