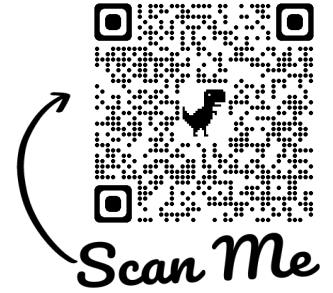


For Sale

105 Old Coach Road, Portstewart, BT55 7HW

Offers Over **£220,000**



Property Overview

- Semi Detached Bungalow
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- Woodgrain uPVC double glazed windows (except Garage)
- Enclosed gardens to front and rear with Detached Garage
- Close to town centre, schools and recreational facilities
- Excellent location in a popular residential area of the town
- Rates: The assessment for the year 2023/2024 is £1209.65
- EPC Rating - D57

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Entrance Porch:

With tiled floor, Woodgrain uPVC glass panel front door, wooden glass panel door to:

Entrance Hall:

With laminate flooring, cloaks cupboard, hot press, access to roof space, telephone point.



Lounge:

5.09m x 3.91m (16' 8" x 12' 10") with tiled fireplace and hearth, mahogany mantle, television point, laminate flooring.

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Kitchen / Dining Area:

4.47m x 2.96m (14' 8" x 9' 9") with eye and low level units, tiled between units, single drainer stainless steel sink unit, space for cooker, plumbed for washing machine, Woodgrain uPVC glass panel rear door.

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Bedroom (1):

3.87m x 3.13m (12' 8" x 10' 3") with laminate flooring.

Bedroom (2):

3.37m x 2.98m (11' 1" x 9' 9") with laminate flooring.



Bedroom (3):

3.37m x 2.74m (11' 1" x 9' 0") with laminate flooring.

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Bathroom:

Comprising bath with shower screen and Creda electric shower fitting over bath, wash hand basin, w.c., half tiled walls around amenities.

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EXTERIOR FEATURES

Garden laid in lawn to the front bordered with small wall. Tarmac driveway to the side. Garden laid in lawn to rear bordered with wall, fence, trees and shrubs. PVC guttering and oil tank. Concrete path to the front and rear of the property. Pedestrian gate to the side of the rear garden onto driveway. Water tap to the rear.

Detached Garage:

6.84m x 3.33m (22' 5" x 10' 11") with roller and pedestrian door, outside light above the garage door, boiler, power and light, low level storage cupboards.



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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.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

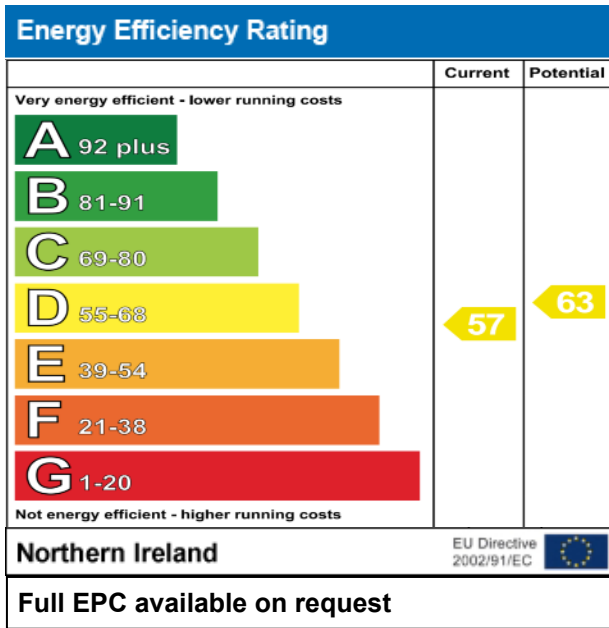
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Property Location:

On approaching Portstewart along the Station Road, turn left at the Station Road roundabout onto Mill Road, then first right onto Old Coach Road and Number 105 is situated on the right hand side.

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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

PST1476 010224 / MH

OUR OFFICE LOCATION



Think

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