

For Sale

2 Millstone Court, Portstewart BT55 7GT

Offers Over **£229,500**



Property Overview

- Mid Terrace Townhouse
- 5 Bedrooms, 1 Reception Room
- Integrated garage
- Convenient to Portstewart beach and golf course
- Oil fired heating
- Fire alarm system installed
- uPVC double glazed windows
- uPVC gutters and downpiping
- Rates: The assessment for the year 2024/2025 is £1862.76
- EPC Rating - D58

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Entrance Hall:

With wooden front door with glass side panels, telephone point, tiled floor. Storage cupboard with shelving. Access to garage with utility area:

Kitchen / Dining Area:

6m x 3.7m (19' 8" x 12' 2")

(max) with eye and low level units, part tiled walls, 1 ½ bowl stainless steel sink unit, stainless steel extractor fan, space for fridge/freezer, integrated hob and oven, integrated dishwasher, tiled floor, television point, uPVC sliding doors to rear garden.



2 Millstone Court, Portstewart BT55 7GT

Cloakroom:

Comprising w.c., wash hand basin, tiled splashback, tiled floor, extractor fan.

Garage / Utility Area:

5.6m x 3.6m (18' 4" x 11' 10") (max) with low level units, tiled around worktop, plumbed for washing machine, space for tumble drier, lighting and power points, oil boiler, up & over garage door.

FIRST FLOOR

Landing

Lounge:

7.6m x 4.7m (24' 11" x 15' 5") (max) with wooden flooring, recessed lighting, wooden fireplace with cast iron inset and tiled hearth, television point, French doors onto balcony.



2 Millstone Court, Portstewart BT55 7GT

Bedroom (1):

5.9m x 3.6m (19' 4" x 11' 10") (max) with wooden flooring.



Ensuite:

Comprising w.c., wash hand basin, tiled splashback, tiled shower cubicle with electric shower fitting, extractor fan.

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SECOND FLOOR

Landing:

With access to roofspace, wooden flooring, hotpress.

Bedroom (2):

4.2m x 3.6m (13' 9" x 11' 10") (max) with wooden flooring, 1 skylight window, built-in sliderobes.



Bedroom (3):

3.3m x 3m (10' 10" x 9' 10") (max) with wooden flooring.



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Bedroom (4):

4.7m x 2.4m (15' 5" x 7' 10") (max) with wooden flooring, 1 skylight window.



Bedroom (5):

2.9m x 2.4m (9' 6" x 7' 10") (max) with wooden flooring, 1 skylight window.



2 Millstone Court, Portstewart BT55 7GT

Bathroom:

Comprising panelled bath, tiled shower cubicle with electric shower fitting, w.c., wash hand basin, tiled floor, part tiled walls, extractor fan, 1 skylight window.



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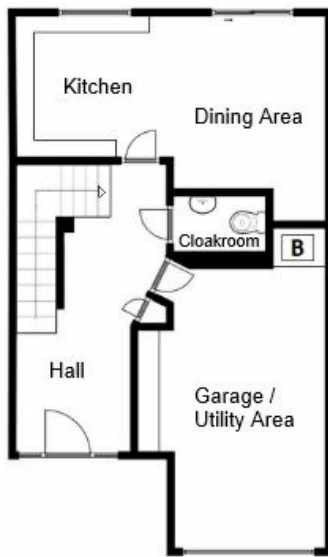
EXTERIOR FEATURES

Parking to front. Wooden fascia & soffits. Brick paver to front. Outside lights to front and rear. Alleyway accessed via pedestrian gate to side. Garden laid in paving to rear and enclosed by fencing with stoned area. PVC oil tank. 2 Water taps to rear. Power point to rear.

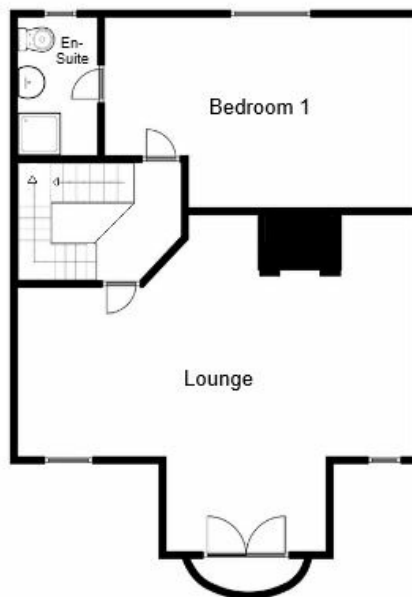
All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal open space areas.

2 Millstone Court, Portstewart BT55 7GT

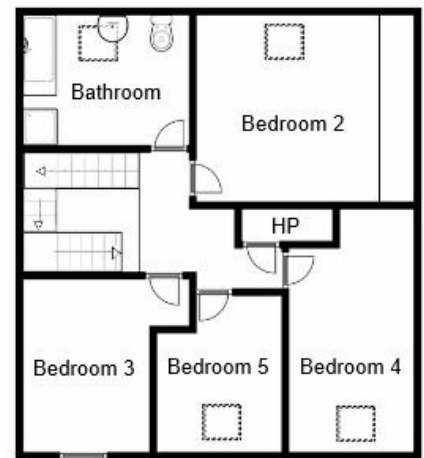
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

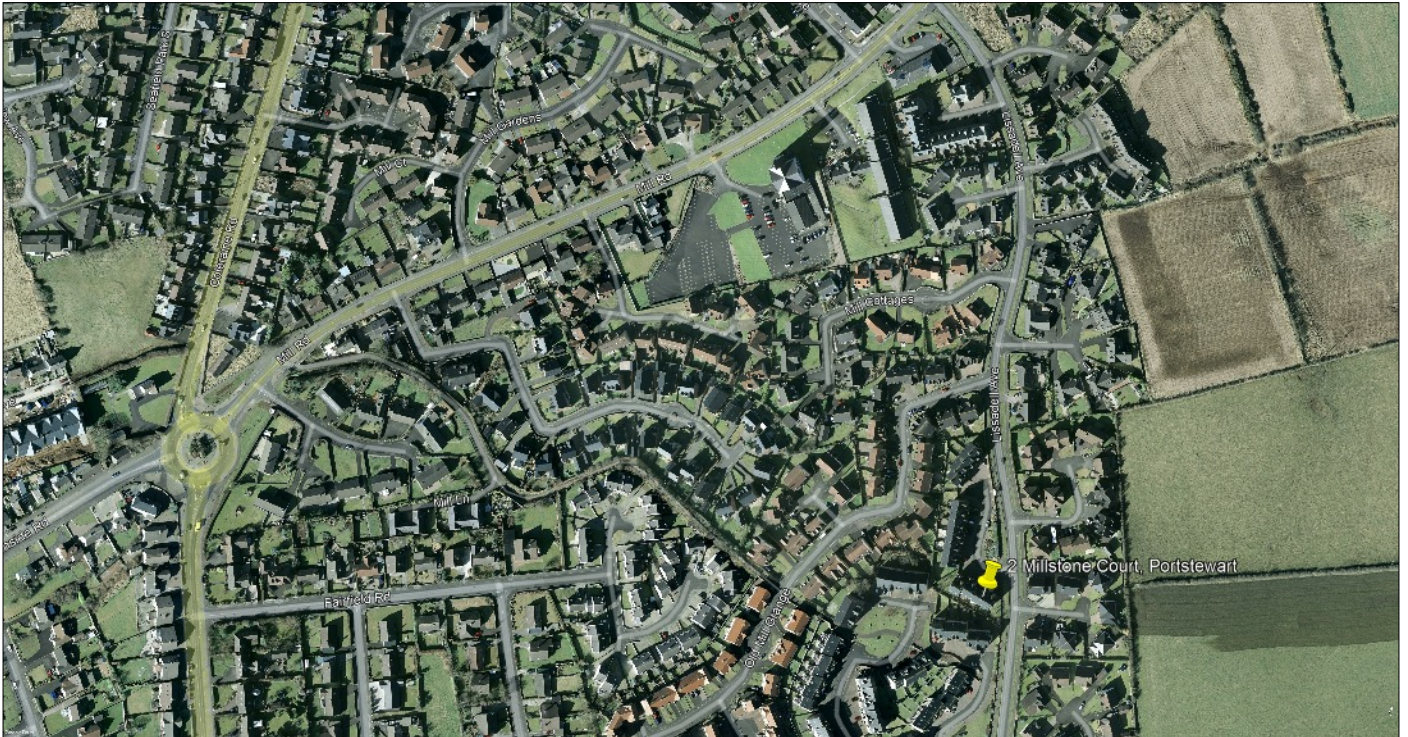
For illustrative purposes only. Not to scale.

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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5. Any areas, measurements or distances referred to herein are approximate only.
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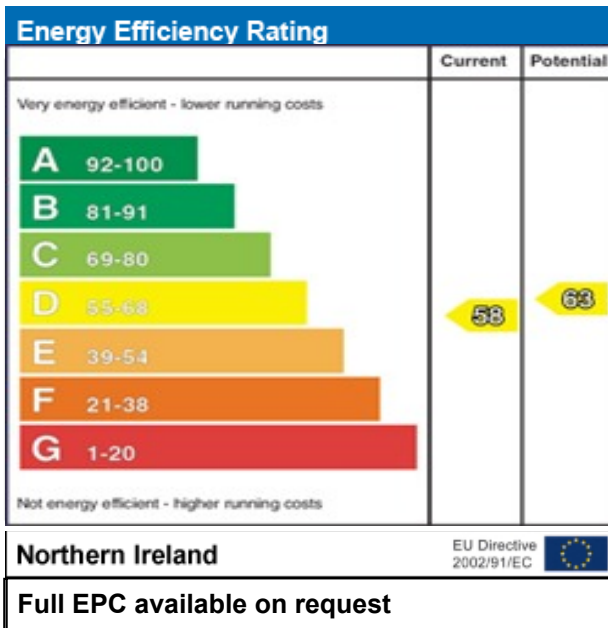
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LOCATION

On approaching Portstewart along the Coleraine Road, turn right at the Burnside roundabout onto Mill Road. Then turn right at Portstewart Medical Centre onto Lissadell Avenue, then continue along and take the 5th turn on the right onto Millstone Court and Number 2 is situated on the left 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

PST1487 230524/MH

OUR OFFICE LOCATION



Google maps



Think

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