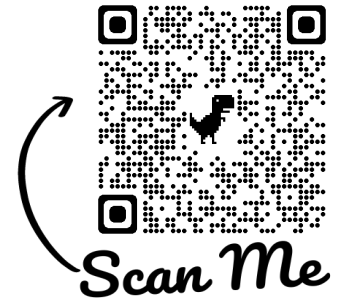


For Sale

14 Cappagh More Manor, off Coleraine Road,
Portstewart, BT55 7RD

Offers Over **£195,000**



Property Overview

- Mid-terrace townhouse
- 3 Bedrooms, 1 Reception Room
- Gas heating
- uPVC double glazed windows
- uPVC fascia, soffits and down piping
- Parking to front (shared ownership)
- Enclosed rear garden
- Situated just off the Coleraine Road
- Convenient to a supermarket and transport links
- Countryside views to front
- Management Fee: The assessment for the year 2024 is £140.00
- Rates: The assessment for the year 2023/2024 is £1209.65

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Lounge:

4.93m x 4.7m (16' 2" x 15' 5") (MAX) with uPVC front door, wooden flooring, marble fireplace, television point, telephone point, understairs storage, staircase leading to first floor, door to:



Inner Hall:

With tiled floor, doors to kitchen and cloakroom.

Cloakroom:

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

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Kitchen / Dining Area:

3.45m x 2.31m (11' 4" x 7' 7") and 3.38 x 2.34 with eye and low level units, granite worktop, stainless steel sink unit, integrated Hotpoint oven and hob, wine rack, concealed lighting, integrated Ignis dishwasher, plumbed for automatic washing machine, integrated Indesit fridge / freezer, tiled floor, recess lighting in kitchen area, uPVC rear door to rear garden.

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First Floor

Landing:

With access to roofspace.

Bedroom (1):

4.95m x 3.23m (16' 3" x 10' 7") (MAX) with television point, telephone point.



En-suite:

Comprising wash hand basin, w.c., tiled shower cubicle with mains shower fitting, half tiled walls, extractor fan, recess lighting.

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Bedroom (2):
3.81m x 2.92m (12' 6" x 9' 7") with television point.



Bedroom (3):
3.07m x 2.24m (10' 1" x 7' 4") with television point, built-in wardrobe with gas boiler.



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Bathroom & w.c. Combined:

Comprising panel bath, wash hand basin, w.c., extractor fan, recess lighting, tiled floor, half tiled walls, tiled shower cubicle with mains shower fitting.



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EXTERIOR FEATURES

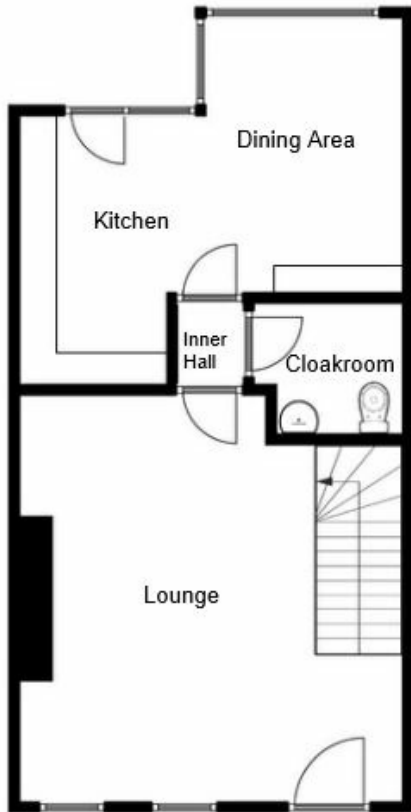
Garden laid in paving to rear enclosed by fencing with pedestrian gate leading to archway. Water tap. Outside light to front and rear. Parking to front (shared ownership).



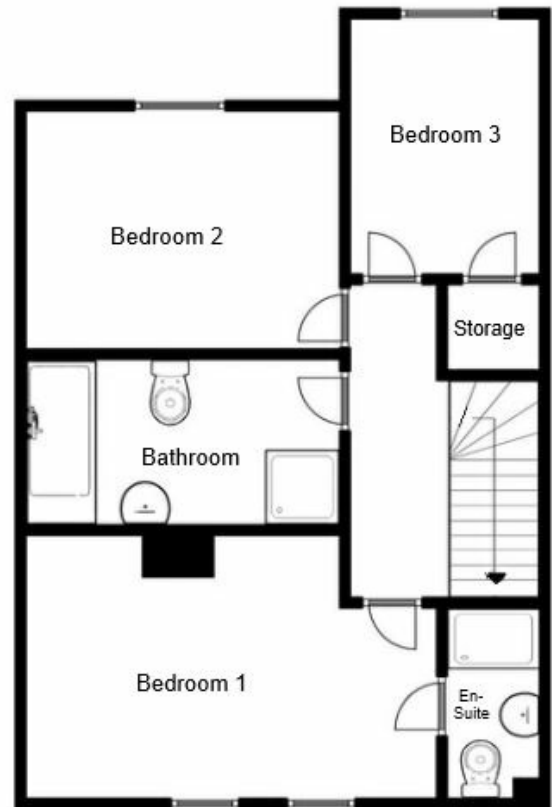
All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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FLOOR PLANS



GROUND FLOOR



FIRST 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.

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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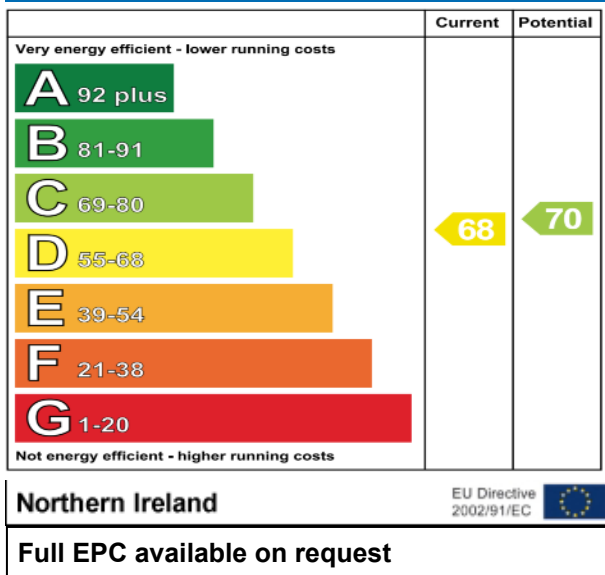


Property Location:

On approaching Portstewart along the Coleraine Road from Coleraine, turn right onto Cappagh More Manor where you will find number 14 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

PST1481 240224/MH

OUR OFFICE LOCATION



Think

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Contact Clare on 028 7083 2233 / 07739 707 078

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