

## For Sale

9 Cappaghmore Manor, Portstewart, BT55 7RD

Offers Over **£157,500**



### Property Overview

- Semi detached house
- 3 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed windows
- Located just off the Coleraine Road
- Good decorative order throughout
- 2 parking spaces to the front and enclosed garden to the rear
- uPVC fascia, soffits and guttering
- Rates: The assessment for the year 2016/2017 is £1190.25
- Management Fee: The assessment for the year 2016/2017 is £110.00
- EPC Rating - D62



9 Cappaghmore Manor, Portstewart, BT55 7RD



**Entrance Hall:**

With wooden front door with glass side panel, tiled floor, telephone point, smoke alarm.

**Cloakroom:**

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





9 Cappaghmore Manor, Portstewart, BT55 7RD



**Lounge:**  
16'1 x 13'3 (4.90m x 4.04m) with surround fireplace, cast iron inset and tiled hearth, oak flooring, telephone point, television point.

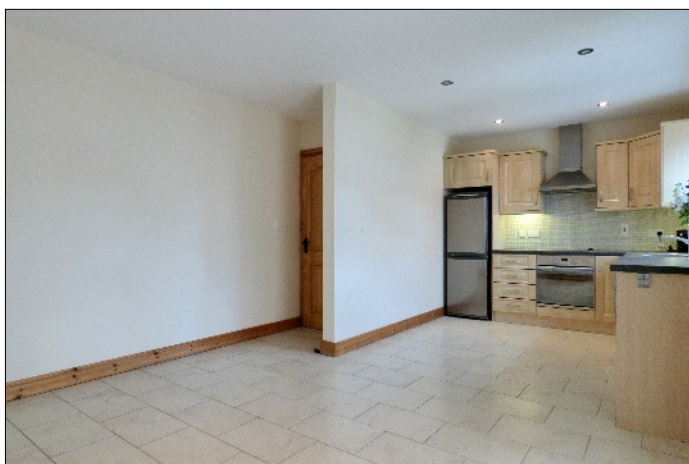


9 Cappaghmore Manor, Portstewart, BT55 7RD



**Kitchen / Dining Area:**

20'4 x 12'4 (6.20m x 3.76m) (max) with eye and low level units, tiled between units, single bowl stainless steel sink unit, Ariston oven, Nardi hob, space for fridge / freezer, plumbed for automatic washing machine, plumbed for dishwasher, recess lighting, tiled floor, television point, uPVC French doors to:





9 Cappaghmore Manor, Portstewart, BT55 7RD



**Conservatory:**

13'3 x 9'3 (4.04m x 2.82m) with tiled floor, power and light, uPVC French doors to rear garden.

9 Cappaghmore Manor, Portstewart, BT55 7RD

**FIRST FLOOR**

**Landing:**

With access to roof space, smoke alarm, hot press.



**Bedroom 1:**

11'9 x 11'0 (3.58m x 3.35m) with television point, telephone point.

**En-suite:**

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



**Bedroom 2:**

12'0 x 11'6 (3.66m x 3.51m)

**Bedroom 3:**

9'0 x 8'6 (2.74m x 2.59m)



9 Cappaghmore Manor, Portstewart, BT55 7RD



**Bathroom and w.c. Combined:**

Comprising panelled bath with tiling around, tiled shower cubicle with Heatstore electric shower fitting, wash hand basin, w.c., tiled floor, extractor fan.



9 Cappaghmore Manor, Portstewart, BT55 7RD



**EXTERIOR FEATURES**

Garden laid in lawn to front with screened shrub bed and pedestrian path. Garden laid in lawn to rear enclosed by fencing. Boiler. PVC oil tank. Paved patio area to rear. Screen bed to rear. Water tap to rear. Outside light to front and rear. Pedestrian gate to side. 2 parking spaces to front.



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

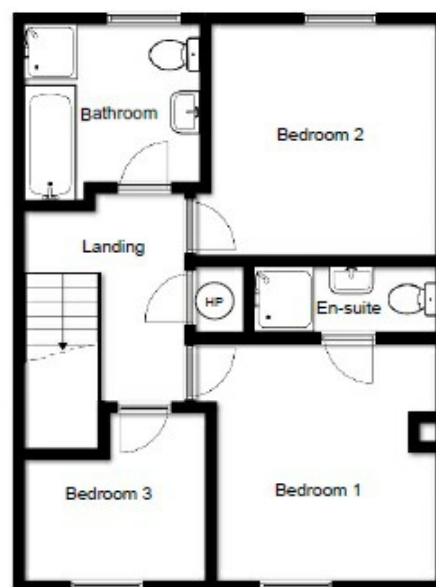


9 Cappaghmore Manor, Portstewart, BT55 7RD

## 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 Portstewart, 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 Portstewart for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.







9 Cappaghmore Manor, Portstewart, BT55 7RD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	62	69
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC
Full EPC available on request		

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.mcafeepropertiesandmortgages.com  
 portstewart@mcafeepropertiesandmortgages.com

PROPERTY REFERENCE

PST1099 090716/RT

OUR OFFICE LOCATION



Google maps

