

For Sale

6 Cappaghmore Manor, Portstewart, BT55 7RD

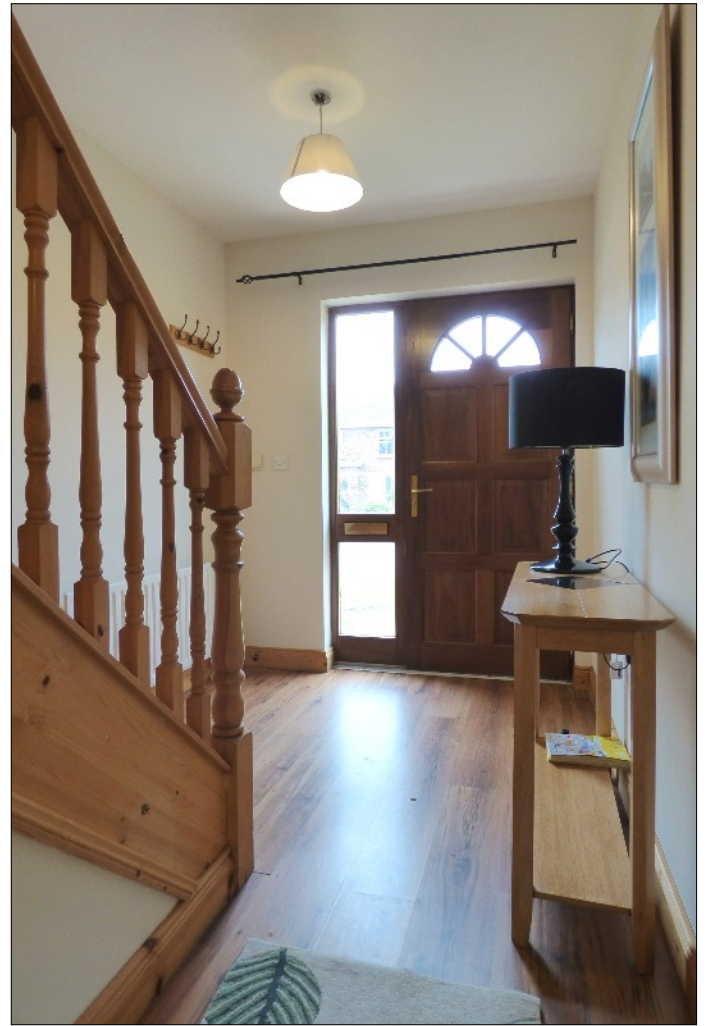
Offers Over **£142,500**



Property Overview

- Mid Terrace house
- 3 Bedrooms, 1 Reception Rooms
- Oil fired central heating
- uPVC double glazed windows
- Located just off the Coleraine Road
- Good decorative order throughout
- Burglar alarm installed
- uPVC fascia, soffits and guttering
- Rates: The assessment for the year 2016/2017 is £1113.46
- Management Fee: The assessment for the year 2016/2017 is £110.00
- EPC Rating - C70

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Entrance Hall:

With Mahogany front door with glass side panel, laminate flooring, telephone point.

Cloakroom:

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

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Lounge:
14'8 x 13'4 (4.47m x 4.06m) with Pine surround fireplace with cast iron inset and tiled hearth, laminate flooring, television and telephone points.



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Kitchen / Dining Area:

9'10 x 8'9 (3.00m x 2.67m) with eye and low level units, single drainer stainless steel sink unit, Thor oven and Whirlpool hob, stainless steel extractor fan, tiled between units, tiled floor, plumbed for automatic washing machine, space for fridge / freezer, space for dishwasher, recess lighting.

Dining Area:

12'5 x 10'8 (3.78m x 3.25m) with tiled floor, television and telephone points, French uPVC doors to rear garden.



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FIRST FLOOR

Landing:

With hot press and access to roof space.



Bedroom 1:

11'9 x 11'1 (3.58m x 3.38m) with telephone and television points.

En-suite:

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



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Bedroom 2:
12'1 x 11'8 (3.68m x 3.56m)



Bedroom 3:
8'11 x 8'4 (2.72m x 2.54m) (Max)



Bathroom and w.c. Combined:
Comprising panel bath, tiled shower cubicle with Redring electric shower fitting, wash hand basin, w.c., tiled floor, half tiled walls, extractor fan.

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EXTERIOR FEATURES

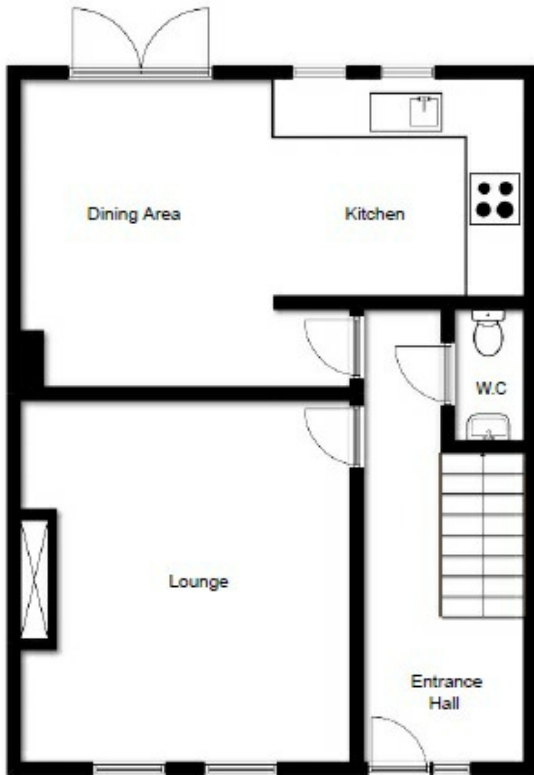
Small garden laid in lawn to front with pedestrian path. Parking to front of property. Garden laid in lawn to rear with path / laneway to side. Boiler. PVC oil tank. Outside lights to front and rear.



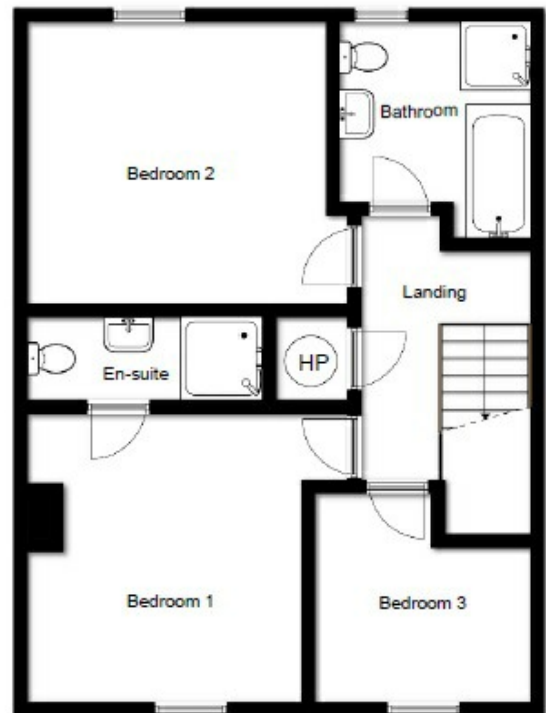
All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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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 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.

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Property Location:

On approaching Portstewart from Coleraine, turn right onto Cappaghmore Manor where you will find Number 6 situated on the right hand side.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
A 92 plus		
B 81-91		
C 69-80	70	74
D 55-68		
E 39-54		
F 21-38		
G 1-20		
<i>Not energy efficient - higher running costs</i>		
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.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE
PST1155 030517/LM

OUR OFFICE LOCATION

