

For Sale

Apt 34 Seahaven Court, Off Coleraine Road, Portstewart, BT55 7DS

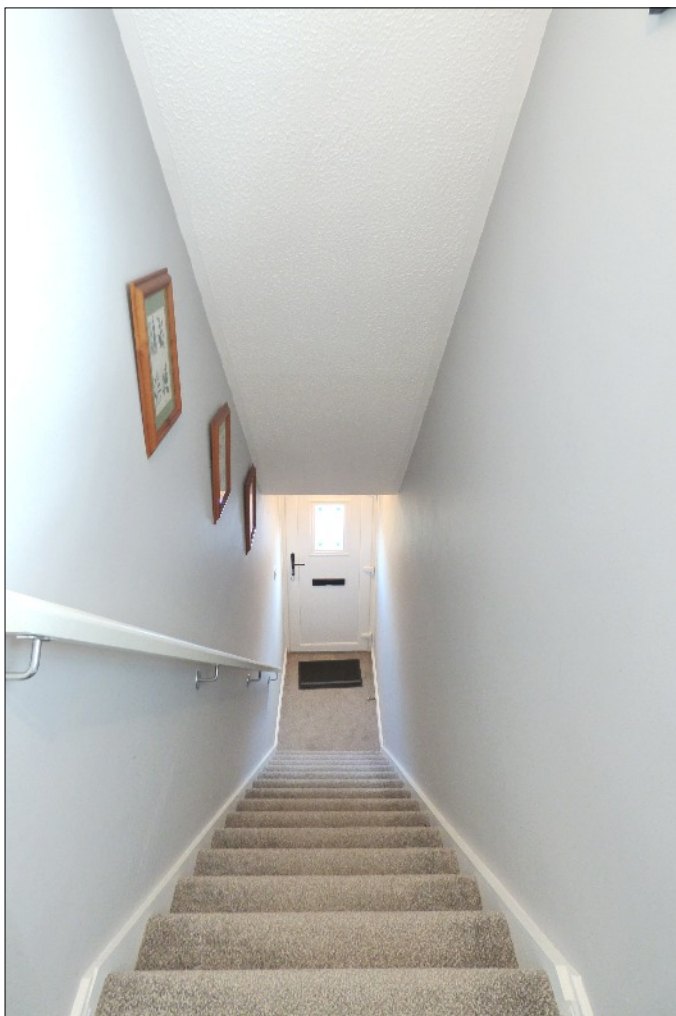
Offers Over **£125,000**



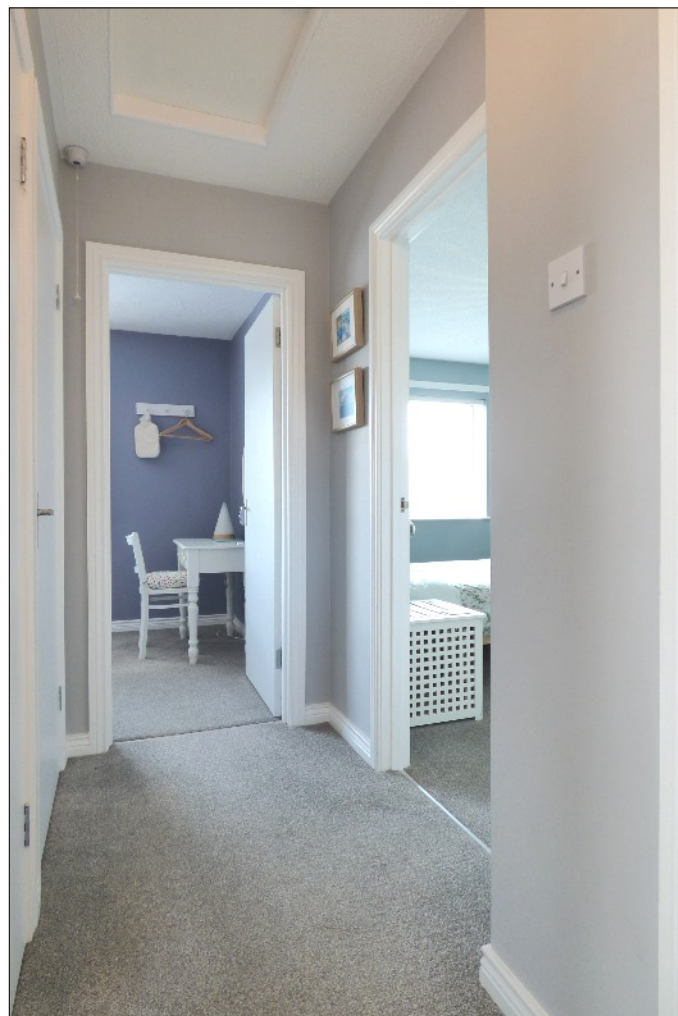
Property Overview

- First Floor Apartment
- 2 Bedrooms, 1 Reception Room
- uPVC double glazed windows
- Electric heating
- Generous external store suitable for bicycles, golf clubs, etc.
- Ample parking area to side
- Convenient to town centre, schools, etc
- Cul-de-sac location just off Coleraine Road
- Ideal retirement / holiday home / first-time buyer home
- Rates: The assessment for the year 2018/2019 is £713.97
- EPC rating - D63

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Entrance Porch:
With uPVC front door.



Stairs to first floor / hall landing: Cloaks cupboard with telephone point.

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Lounge:
14'8 x 11'4 (4.47m x 3.45m) with wall mounted electric fire, television point, uPVC patio doors leading to:

Balcony:
3.66m x 0.99m (12' 0" x 3' 3")



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Kitchen / Dining:

9'9" x 9'2" (2.97m x 2.79m) with eye and low level units, single drainer stainless steel sink unit, CDA integrated hob and oven, extractor canopy, space for washing machine, space for undercounter fridge, tiled floor.



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Bedroom (1):
13'4 x 10'8 (4.06m x 3.25m)



Bedroom (2):
13'2 x 7'9 (4.01m x 2.36m)

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Shower room and w.c. Combined:

Comprising fully tiled corner shower with Redring Expressions electric shower, w.c., wash hand basin, tiled splashback, tiled floor.

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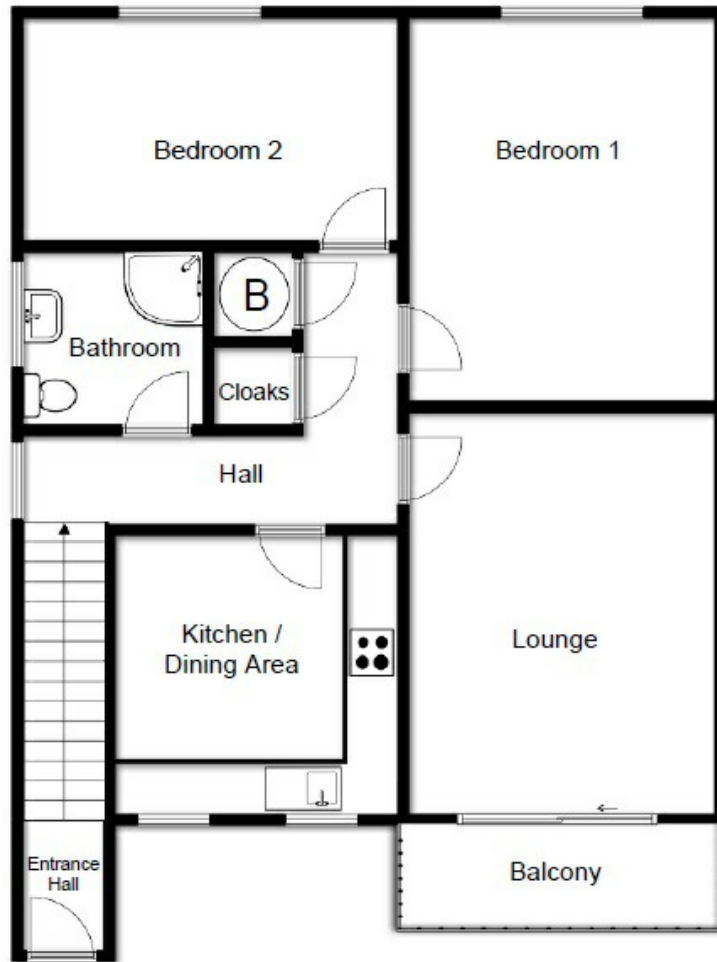


EXTERIOR FEATURES

Parking area to side, patio area to the rear with an array of tree's, plants and shrubbery. Outside store.

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FLOOR PLANS



FIRST FLOOR

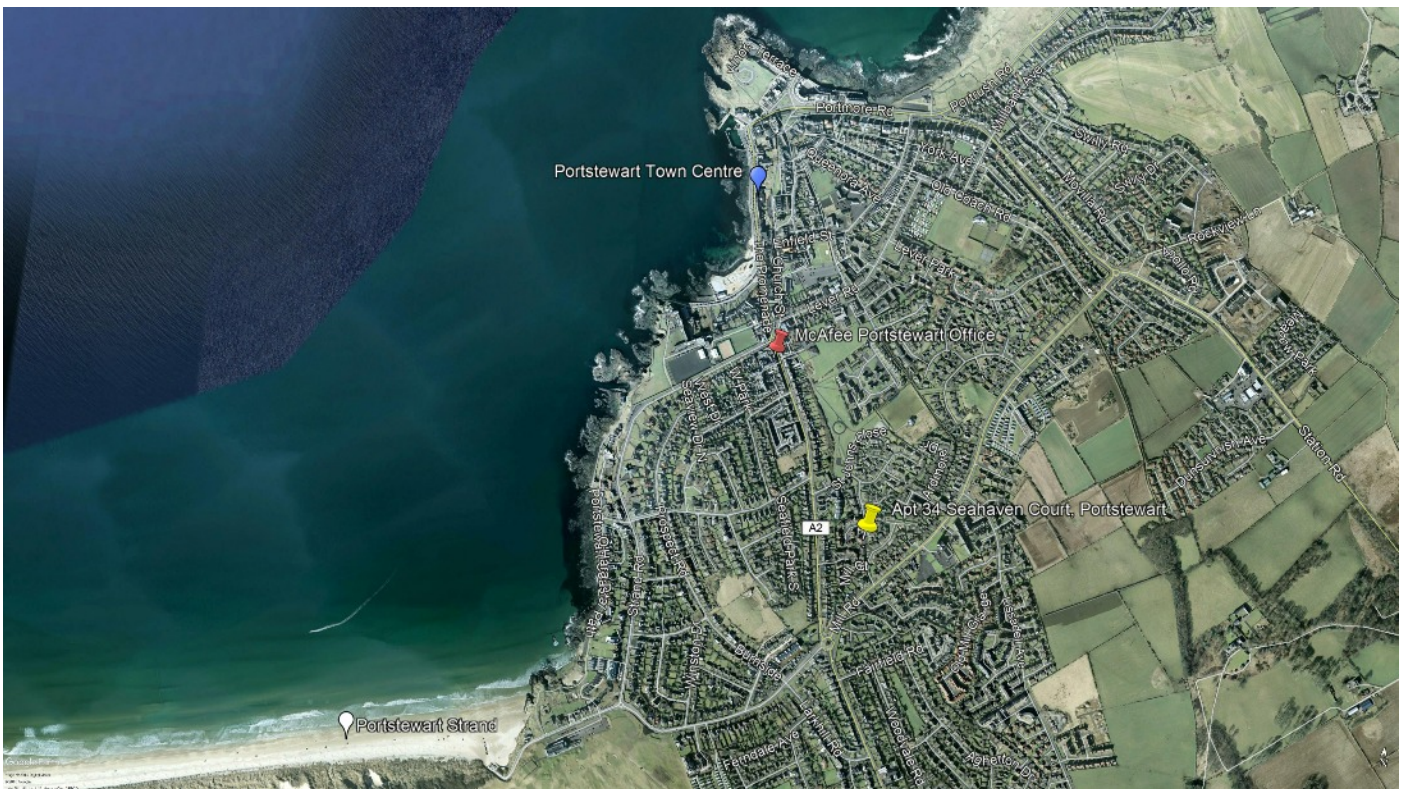
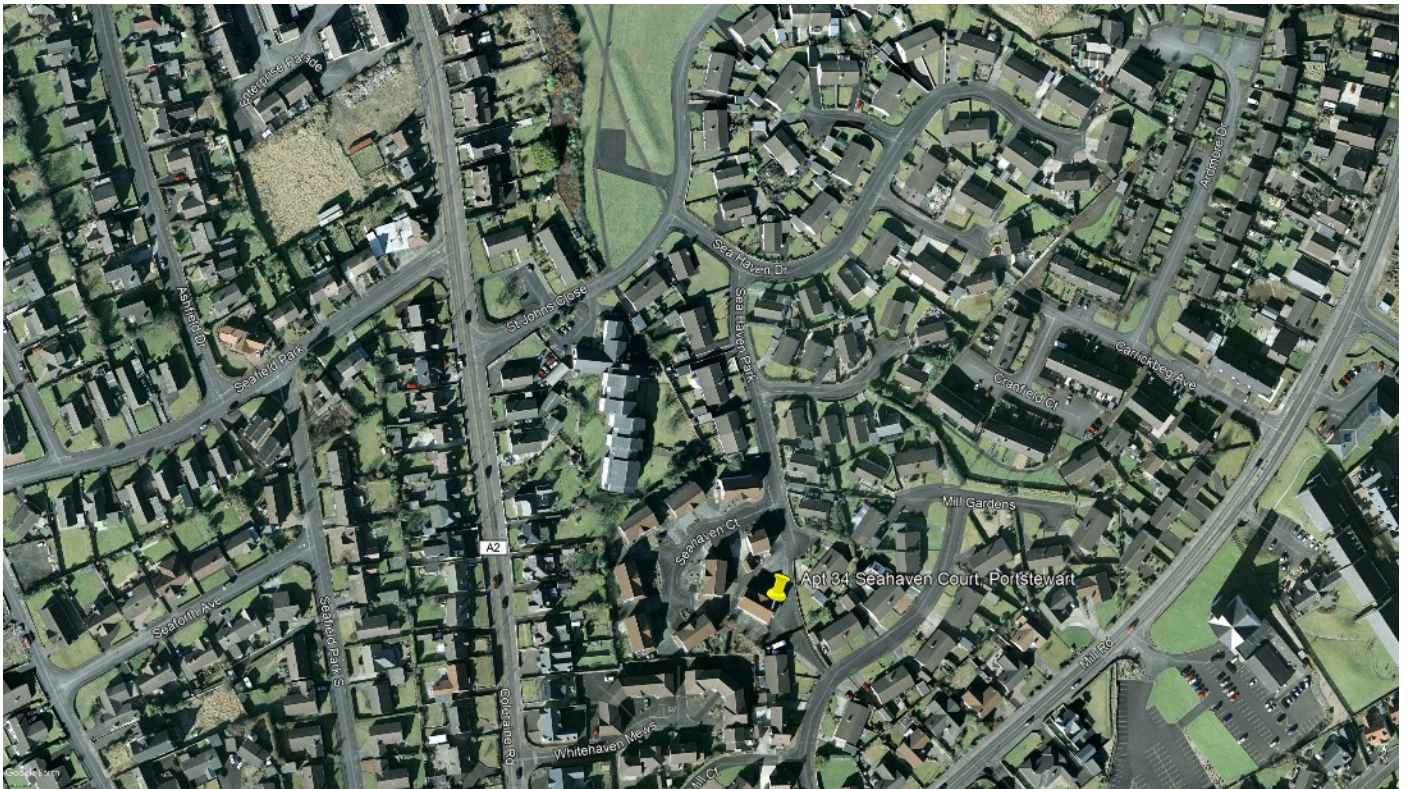
For illustrative purposes only. Not to scale.

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.

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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 along the Coleraine Road, turn right onto St Johns Close, then right onto Seahaven Drive, then right onto Seahaven Park, continue to the end of the cul-de-sac where apartment 34 is situated on right hand side.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1234 130818/SH

OUR OFFICE LOCATION

