

For Sale

71 Strand Road, Portstewart, BT55 7LX

Offers Around **£650,000**



Property Overview

- Semi detached 3 storey house
- 5 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed windows
- Situated on the North Coast's premier location
- Cherry wood with Walnut inset interior doors
- Panoramic Sea and Coastline views including Strand beach, Mussenden Temple, Barmouth estuary, Castlerock, Benone and Downhill beaches and Donegal headlands
- Rates: The assessment for the year 2014/2015 is £3775.80
- EPC Rating - C69

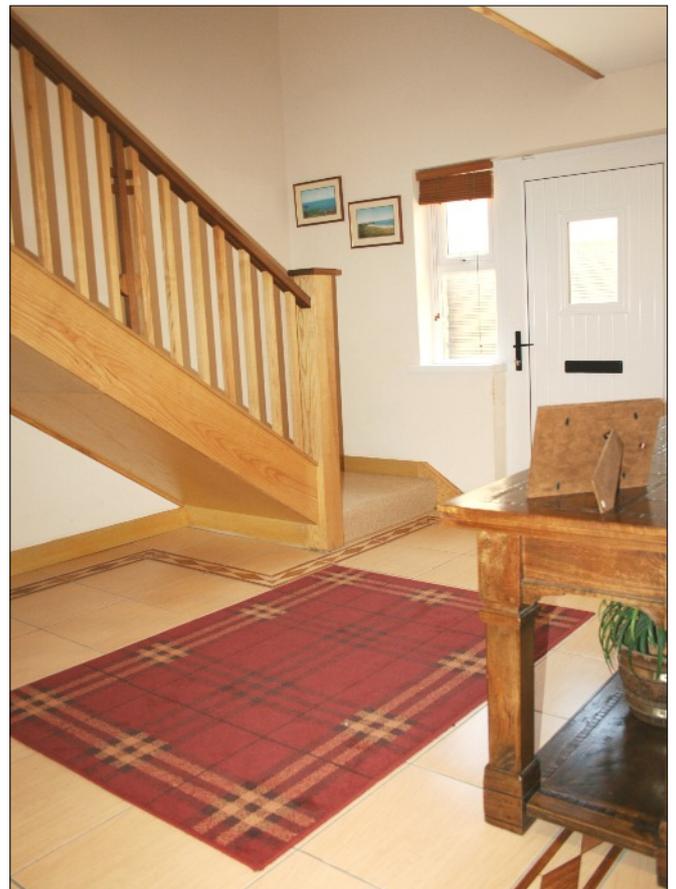
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These are only a few of the words one could use to describe this truly breathtaking, unique, luxurious semi detached house on the Strand Road. This property has been finished to a high standard throughout and has been designed to offer accommodation spanning across three floors and extending to approximately 2500 sq ft.

Situated along the Strand Road of this beautiful seaside town, this property is convenient to the town centre, Strand beach and Portstewart golf course and takes advantage of its prime elevated position, with panoramic sea and coastline views including Strand beach, Mussenden Temple, Barmouth estuary, Castlerock, Benone and Downhill beaches and beyond to the Donegal headlands.

The home benefits from oil fired central heating, uPVC double glazed window, detached garage, garden to rear and first and second floor balconies.



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Entrance Hall:

With access from rear of property, uPVC door, tiled floor in entrance area, telephone point, recess lighting, wall light, smoke alarm, linen cupboard housing hot water storage unit and heating control.

Bedroom (2):

13'4 x 10'10 with recess lighting.

Utility Room:

8'4 x 6'10 with low level units, broom cupboard housing beam vacuum system, single drainer stainless steel sink unit, plumbed for automatic washing, space for tumble dryer, tiled above worktop, tiled floor.

Bathroom and w.c. combined:

13'3 x 11'5 with free standing oval bath, Catalano wash hand basin and w.c., recess lighting, extractor fan, tiled floor, heated towel rail, corner tiled shower cubicle with Grohe mains shower fitting.

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3 Steps leading down to:

Bedroom (3):

13'10 x 10'10 plus box window 8 ft 2 ins x 4 ft 10 ins with recess lighting. Sea Views.

Bedroom (4):

11'5 x 10'6 with recess lighting. Sea Views.

Turning staircase leading to:

FIRST FLOOR

Landing:

With open gallery style landing with cherry wood staircase, recess lighting, smoke alarm.

Cloakroom:

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

Bedroom (5):

10'11 x 9'9 with recess lighting.



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Open plan Lounge / Dining Area / Kitchen:
27'6 x 24'8 (Max)

Lounge:

21'9 x 14'6 with raised brick inset fireplace with slate hearth, wooden sleeper mantle and gas fire with canopy. Oak flooring, recess lighting, television point. Door leading to Balcony at front of property and French doors leading to Balcony at side of property, both with outside lighting. Sea Views.

3 Steps leading up to:

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Dining Area:

13'3 x 10'11 with Oak flooring, recess lighting, dimmer switch controls.

Kitchen:

13'7 x 11'5 with Oak eye and low level units including saucepan drawers and pull out dual bin unit, one and a half bowl Franke stainless steel sink unit, integrated Belling fridge / freezer, Neff oven and microwave, Whirlpool five ring gas hob with tiling above, Neff stainless steel extractor fan, integrated Whirlpool dishwasher, granite worktops and upstands, tiled floor.



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Turning staircase leading to:

SECOND FLOOR

Landing:

With open gallery style landing with cherry wood staircase. Recess lighting, smoke alarm and Velux window.

Master Bedroom Suite:

21'9 x 17'6 with large dual and one single Velux windows, recess lighting, television and telephone points, dimmer switch controls, access to roof space, feature window with tilt and turn door leading to Balcony at front of property with recess lighting. Sea Views.

French doors leading to:

En-suite:

15'8 x 15'0 (Max) Comprising free standing oval Jacuzzi bath with shower attachment, Catalano w.c. and two wash hand basins with wall mounted mirrors above and light, heated towel rail, recess lighting, two Velux windows, tiled corner shower cubicle with Grohe mains shower fitting, tiled floor, access to eaves storage.



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EXTERIOR FEATURES

Detached Garage:

19'2 x 12'4 with electronic roller door, pedestrian door, strip lighting, boiler, power points.

Feature pillars and wall to front with screened beds with paviour driveway and parking with feature exterior lighting. Paviour area to rear with garden laid in lawn. Raised shrub bed to rear. PVC oil tank. Water tap to side of garage door.



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FLOOR PLANS



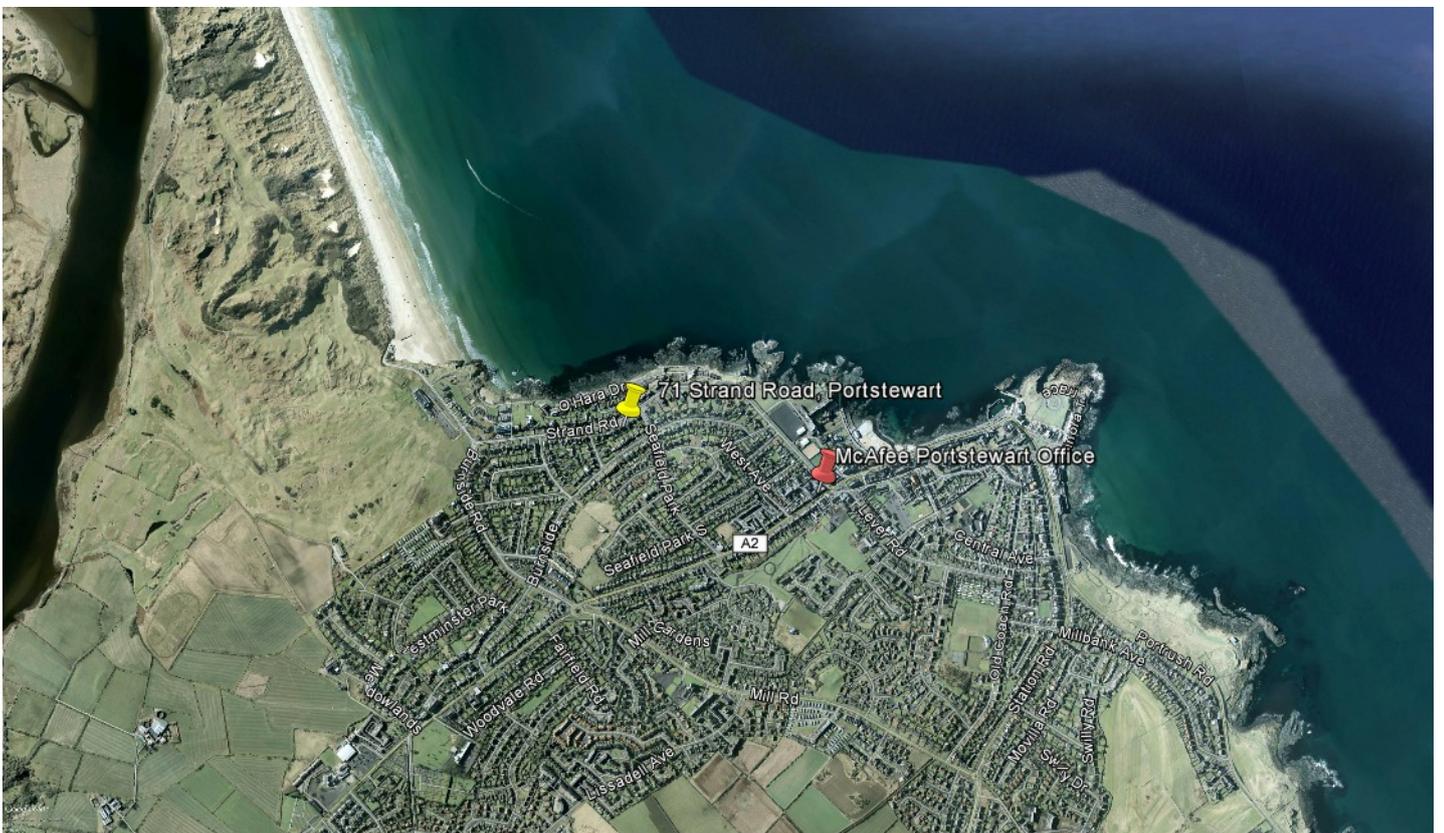
For illustrative purposes only. Not to scale.

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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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.
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Property Location:

On approaching Portstewart along the Coleraine Road, turn left at the Diamond roundabout onto Strand Road and Number 71 is situated on the left 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		69	72
(55-68) D			
(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.mcafeepropertiesandmortgages.com
portstewart@mcafeepropertiesandmortgages.com

PROPERTY REFERENCE

PST0972 040714/RT

OUR OFFICE LOCATION



Google maps

