



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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**Mortgage Services:**

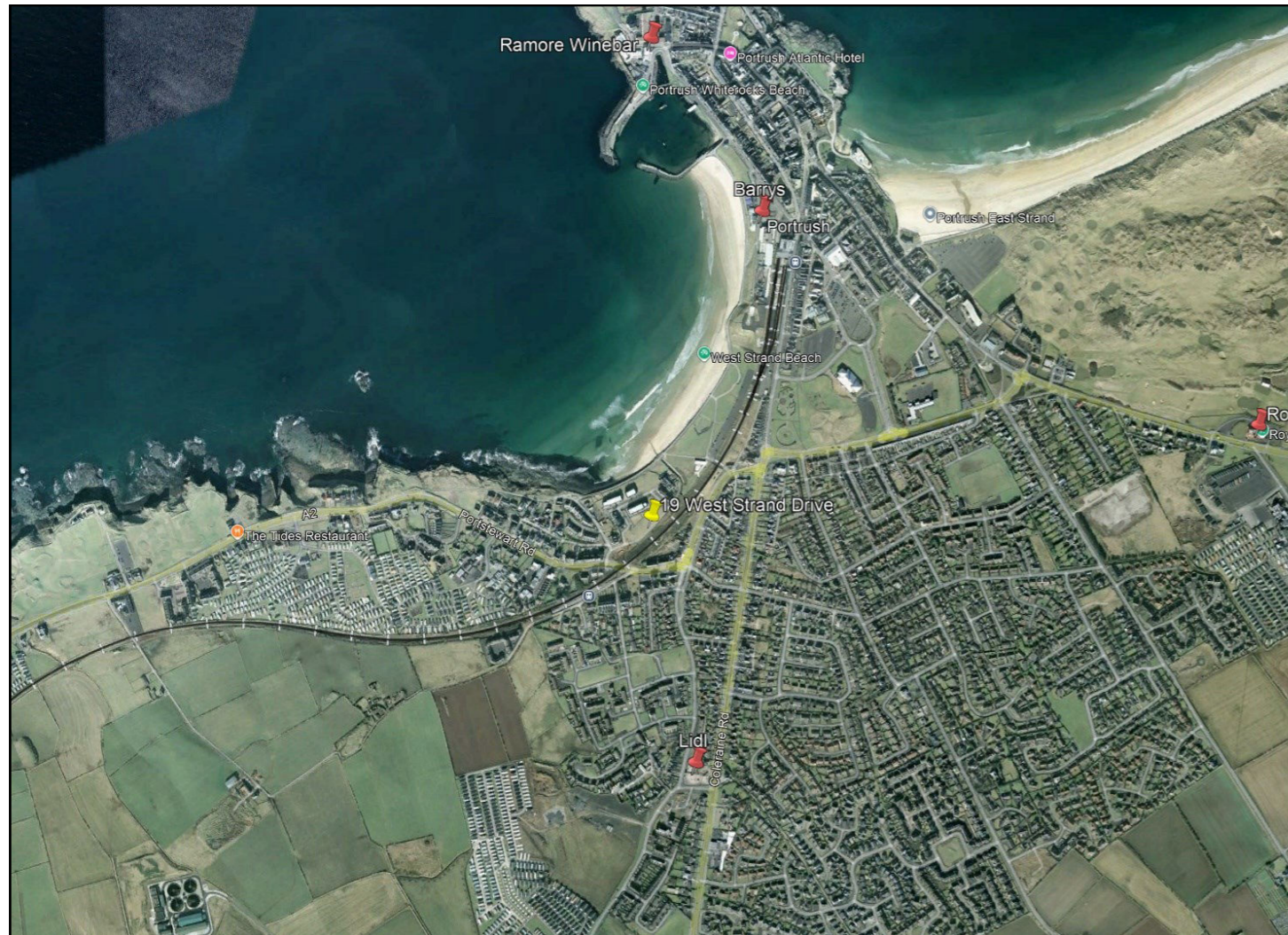
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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTRUSH

19 West Strand Drive

BT56 8FR

Offers Over £385,000

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Nestled in one of the most sought-after locations in Portrush, this beautifully presented 4 bedroom townhouse offers modern living just steps from the iconic West Strand beach. Ideal for both permanent residents and holidaymakers alike, this property blends style, convenience, and coastal charm. With its spacious layout, the home features a bright and airy open-plan living and dining area, perfect for relaxing or entertaining guests. The just installed fully fitted kitchen boasts high-quality appliances and ample storage space, while large windows flood the rooms with natural light and offer scenic views of the surrounding area.

Upstairs, you'll find four generously sized bedrooms, including a master with an en-suite, ensuring comfort and privacy for the whole family. The family bathroom is sleek and contemporary, with stylish fittings throughout.

Outside, the townhouse benefits from a private rear garden, ideal for outdoor dining or simply unwinding after a day at the beach. You'll also enjoy the convenience of private parking, with additional space for visitors.

With the beach just a short stroll away, and local shops, cafes, and restaurants on your doorstep, this property offers the perfect combination of coastal living and urban amenities.

Travelling into Portrush from Portstewart, turn left before Dhu Varren railway bridge onto West Strand Road and take your immediate right onto West Strand Road, Number 19 will be located on your left hand side.

#### ACCOMMODATION COMPRISES:

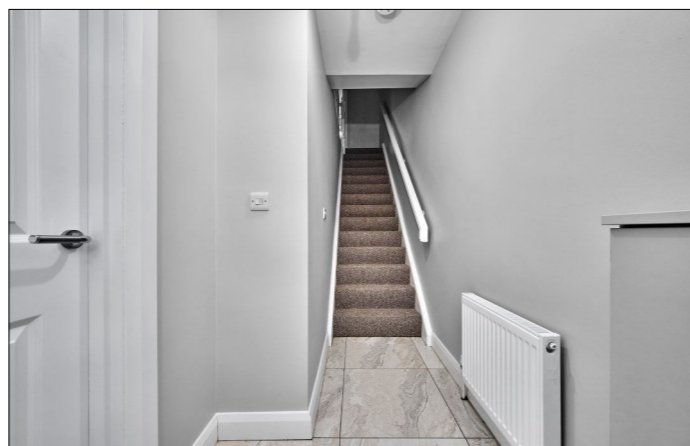
##### Entrance Hall:

4'5 wide with tiled floor.

##### Open Plan Lounge/Kitchen/Dining Area: 31'1 x 12'8

##### Lounge/Dining Area:

With recess for gas fire, part wood panelled walls, vertical radiator and herringbone tiled floor.



##### Kitchen:

With undermount single drainer stainless steel sink unit set in granite worktops and upstands, range of high and low level units, breakfast bar, integrated fridge freezer, ceramic hob, integrated oven, concealed extractor fan above, granite splashback, integrated dishwasher, saucepan drawers, under unit lighting, recessed lighting, herringbone tiled floor and pedestrian door leading to rear garden.



##### Utility Room:

With single drainer stainless steel sink unit, low level units, integrated washing machine and tumble dryer and tiled floor. 8'4 x 5'8

##### Separate W.C.:

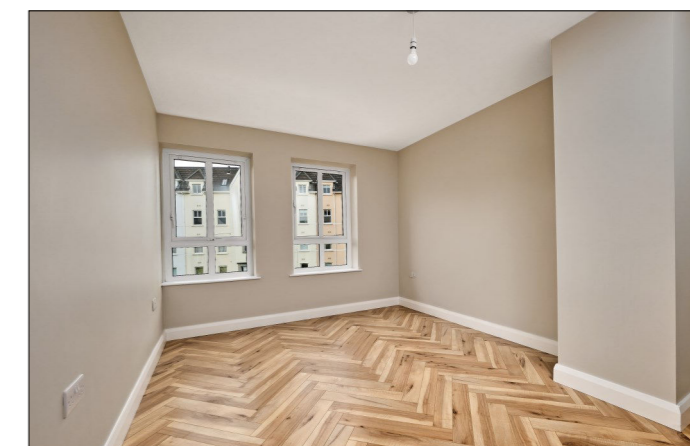
With wash hand basin with tiled surround, part wood panelled walls, extractor fan and tiled floor.



#### FIRST FLOOR:

##### Landing:

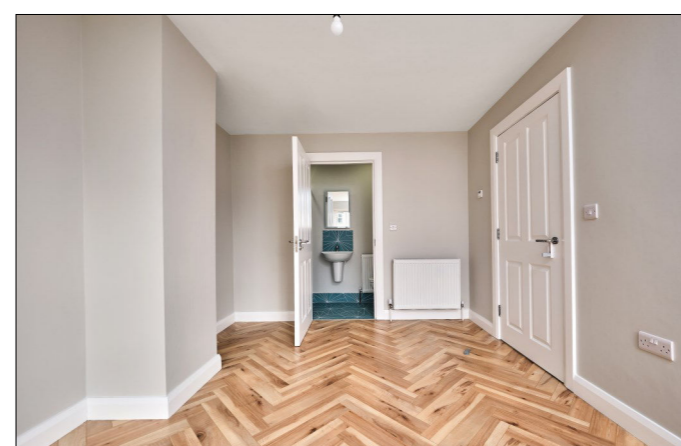
With hot press.



##### Bedroom 1:

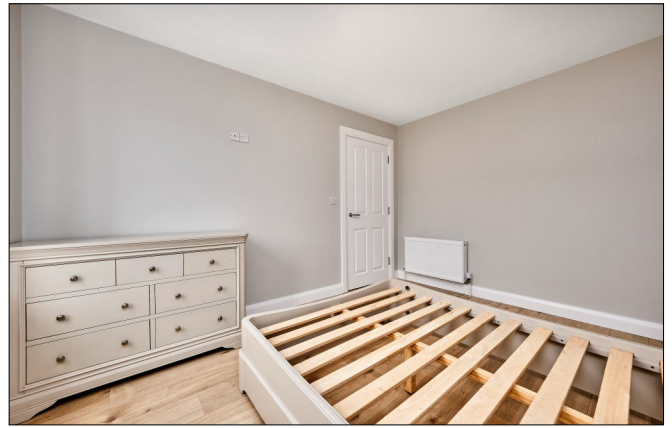
With herringbone tiled floor. 14'4 x 9'7

Ensuite off with w.c., floating wash hand basin with tiled splashback, fully tiled walk in shower cubicle with rainfall mains shower system with additional telephone hand shower, recessed lighting, extractor fan and tiled floor.



**Bedroom 2:**

With laminate wood floor. 12'4 x 9'7

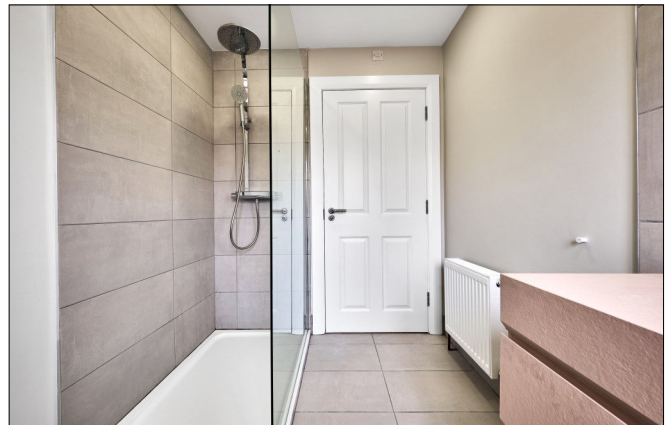


**Study/Dressing Room:**

6'2 x 6'2

**Shower Room:**

With white suite comprising w.c., floating wash hand basin set in vanity unit with storage below, fully tiled walk in shower cubicle with rainfall shower head, additional telephone hand shower, recessed lighting, extractor fan and tiled floor.



**SECOND FLOOR:**

**Landing:**

With access to roof space.

**Bedroom 3:**

With herringbone laminate wood floor, built in four single wardrobes and shelving. 14'8 x 12'4

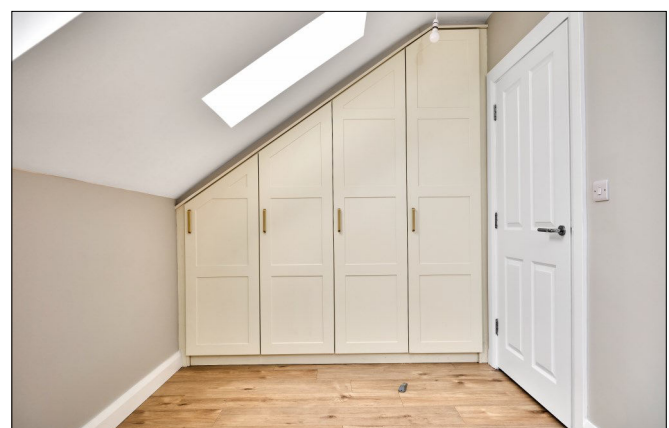


**Ensuite off** with w.c., floating wash hand basin with tiled splashback with illuminated shelf and mirror above, fully tiled walk in shower cubicle with rainfall mains shower head, additional telephone hand shower, recessed lighting, extractor fan and tiled floor.



**Bedroom 4:**

With built in wardrobes, laminate wood floor and 'Velux' window. 14'2 x 13'4



**EXTERIOR FEATURES**

Tarmac path leading to front of property with area laid in lawn and screened area. Tarmac area to rear of property suitable for parking with grass and screened area to side.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Burglar Alarm Panel
- \*\* Close To Beach Access To West Strand & Town Centre

**CAPITAL VALUE**

Not Yet Assessed

**TENURE:**

Freehold



