



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

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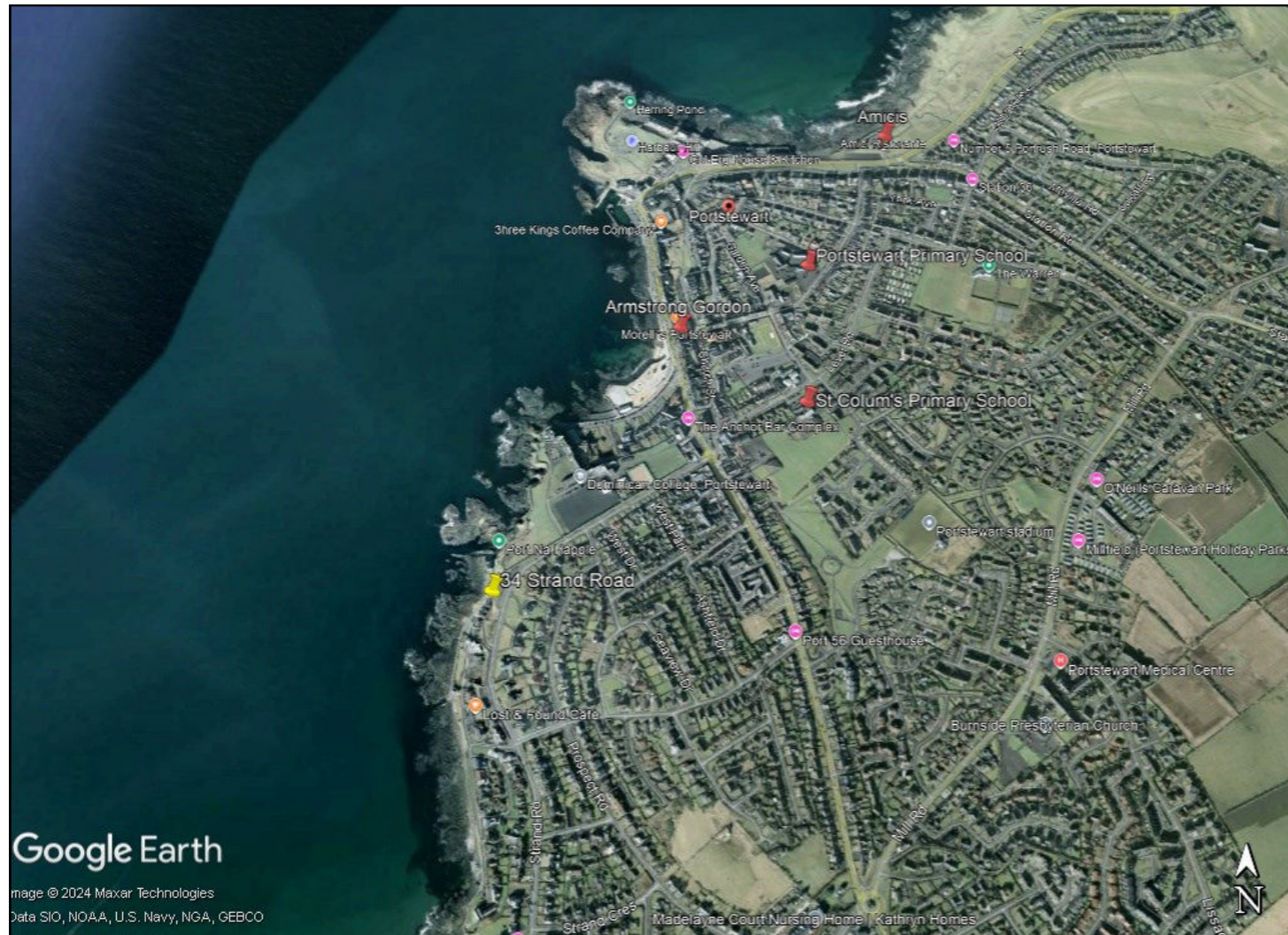
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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

34 Strand Road

BT55 7LU

Offers Over £1,150,000

028 7083 2000
www.armstronggordon.com

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Occupying an excellent position on the Strand Road, this modern four bedroom, two reception detached property provides uninterrupted sea views from every room, allowing you to fully appreciate the breathtaking coastal scenery. A private driveway leads down to the waterfront where this property is situated. Outside the property there are two private car parking spaces as well as a large paved terrace that gives you interrupted views of Atlantic Ocean, Donegal Headlands and the Strand Beach. The location of this property is not only scenic but it also is conveniently located being 10 minute walk to main Promenade, Portstewart Golf Club or the Strand Beach.

The residence extends over two levels, featuring well-proportioned accommodation throughout. The main bedroom includes an en-suite, and the expansive open-plan living area extends seamlessly onto a large terrace, perfect for enjoying an evening sunset. The entire property has been modernised to a high standard.

You will find championship golf course, pristine beaches, and a variety of recreational facilities on the doorstep of this property, ensuring you'll have full access to the North Coast's finest attractions.

Approaching Portstewart from the Coleraine Road, take the first exit at the main roundabout heading onto Burnside Road. Continue straight, and at the next roundabout, take the second exit onto Strand Road. Continue along this road, looking out for Berne Road which will be found on your left. Continue past Berne Road, continuing uphill towards a right hand turn upon the completion of this turn you will see a set of white pillars on your left. The property is located down this private driveway.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch: 5'4 wide

- Tiled floor

Step down to:

Family Room: 11'8 x 10'7

This room features the following:

- A double storage cupboard concealing the boiler
- Two Velux Skylight windows
- PVC French Doors that open to front of the property with a sea view
- The floor is finished with tiles

Hidden behind the double doors you will find a utility area that boasts the following:

- A Stainless steel sink unit
- High and low built in storage units
- An automatic washing machine
- A hot water tank
- A tumble dryer



Entrance Hall: 6'4 Wide

- Tiled floor

Separate W.C.:

This room features the following:

- A wall mounted round glass wash hand basin with tiled splashback
- Duravit W.C.
- Recessed lighting
- The floor is finished with tiles

Open Plan Lounge/Kitchen/Dining Area: 35'6 max x 18'8 max

Lounge/Dining Room:

This room features the following:

- Two panoramic bay windows
- Recessed lighting
- PVC French door which lead to an extensive paved patio area which boasts panoramic views
- The floor is finished with tiles



Kitchen: 9'4 x 8'4

This room features the following:

- An undermount stainless steel sink unit set in granite countertop with matching upstands
- High and low level built in storage units
- An integrated fridge freezer
- A ceramic hob,
- Glass front oven & stainless steel extractor fan
- Granite splashback
- integrated dishwasher
- Recessed lighting
- Floor finished in tiles
- Additional storage includes: Large storage drawers, shelving, wine rack & two pull out spice drawers



Bedroom 4: 11'4 x 9'4

This room features the following:

- Built in furniture: Chest of drawers & Double wardrobe
- Sea views
- The floor is finished with solid wood



FIRST FLOOR:

Landing:

This room features the following:

- Large shelved airing cupboard
- Built in furniture: Chest of drawers storage unit

Master Bedroom: 17'4 x 14'1

This room features the following:

- Built-in furniture: Two double wardrobes, double cupboard with overhead storage, drawers below, built-in chest of drawers & individual bedside units
- Mahogany wooden door that leads out to a paved balcony
- Sea view



This room further boasts an **ensuite**. This comes complete with:

- A mains rainfall shower head & additional telephone hand shower
- 'Duravit' floating circular wash hand basin
- Fully tiled walk in shower cubicle
- Heated towel rail
- Fully tiled walls
- Extractor fan
- Recessed lighting
- 'Duravit' w.c.
- The floor is finished with tiles



Bedroom 2: 18'9 x 10'2

This room features the following:

- Built in furniture: Double wardrobe, dressing table with cupboard and drawers below & fitted window seat
- Access to roof space via this room
- Sea view



Bedroom 3:

This room features the following:

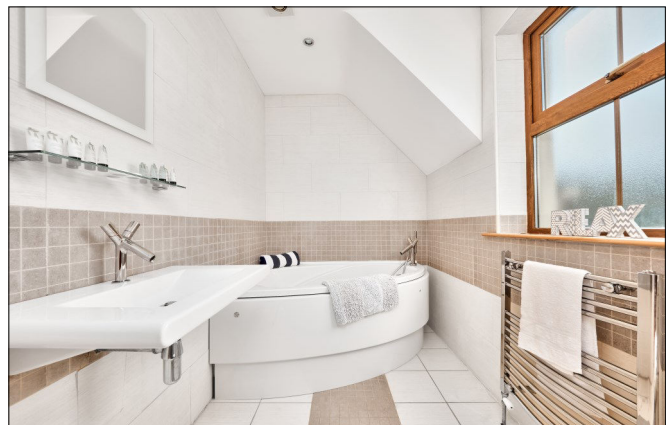
- Built in furniture: Double wardrobe, dressing table with chest of drawers below and individual bedside units
- Sea view



Bathroom:

This room is finished with a white suite comprising of:

- 'Duravit' w.c.
- Floating square wash hand basin
- Corner jacuzzi bath with telephone hand shower
- Heated towel rail
- Fully tiled walls
- Extractor fan
- Recessed lighting
- The floor is finished in tiles



EXTERIOR FEATURES:

Patio Terrace:

The expansive seafront terrace offers the perfect space for outdoor living, with uninterrupted views across the Atlantic Ocean, Portstewart Strand and the Dominican Convent. Steps at the front of the property lead directly to the Cliff Walk, allowing easy access to one of the North Coast's most picturesque pathways.

Driveway:

A tarmac driveway leads down to the property, providing convenient private parking for two cars.

Storage Unit:

A large internal storage unit can be found at the front of the property, hidden behind a roller shutter garage door. This storage area also offers plumbing for a sink and automatic washing machine.

Additional Exterior features:

The property also includes a secure area for oil tank storage, a designated bin area. External lighting along the front and side of the house, and a convenient outdoor tap for washing down equipment or watering plants.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Woodgrain PVC Double Glazed Windows
- ** Burglar Alarm
- ** Uninterrupted Views Across Atlantic Ocean, Portstewart Strand & Dominican Convent From All Rooms
- ** Smart Thermostats & Light Switches Installed In Property
- ** CCTV System Installed In The Property

TENURE:

Freehold

CAPITAL VALUE:

£360,000 (Rates: £3529.44 p/a approx.)

