

simon**BRIEN**  
RESIDENTIAL

81 Station Road,  
Portstewart, BT55 7PU



Asking Price £795,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Magnificent Detached Family Bungalow
- Unrivalled Level of Finish/Presentation/Specification
- Five Double Bedrooms
- Luxury Kitchen with Central Island, Range of High Quality Appliances open to Spacious Living/Dining Area
- Contemporary Wet Room plus 2 Ensuites [ One Jack and Jill ]
- Principal Bedroom with Dressing Room
- Italian Porcelain Tiling Throughout
- Stunning Patio Garden to Rear with Porcelain Tiling, Barbecue Hut, Hot Tub and Outdoor Kitchen Area
- Attached Garage
- Generous Parking to front accessed via electric gates
- Underfloor Gas Fired Central Heating with Individual Thermostats in each room
- CCTV Cameras [ App Controlled ]
- Smart Alarm System
- Popular and Convenient Location on Periphery of Portstewart
- Close to a Host of Outdoor Attractions including stunning beaches and world renowned Golf Course
- Belfast Approximately 1 hr away
- Viewing By Private Appointment



## SUMMARY

This is a unique and rare opportunity to acquire what can only be described as a magnificent detached family bungalow finished to an unrivalled specification throughout, recently renovated and refurbished in 2021/2022 with a superb attention to detail throughout.

The bright and spacious accommodation provides an exceptional layout with five bedrooms, two luxury en-suites plus an additional wet room, together with a stunning kitchen open to living/dining, which is undoubtedly the focal point of the property.

Externally, the property is positioned on a generous site with access via electric gates and has a rear patio garden that has to be viewed to be appreciated, with outdoor porcelain tiles, barbecue hut, hot tub, and outdoor kitchen.

Beautifully located on the periphery of Portstewart, this luxury home is on the doorstep of many of the North Coast's attractions, including two world-renowned golf courses, beautiful beaches, and a host of local amenities, excellent bars, cafes, and restaurants. Belfast City Centre is just over an hour away.

Whether as a permanent residence or a second home/holiday retreat, viewing is by private appointment through our Belfast Office on 02890 668888.



## ACCOMMODATION

### ENTRANCE HALL:

Composit front door. Italian porcelain tiles. Recessed lighting. Oak panelling. Illuminated mirror. Double storage cupboard with railing and shelving. Ladder access to floor roof space with light and power.



## GROUND FLOOR

### OPEN PLAN KITCHEN/LIVING/DINING:

22' 8" x 21' 1" (6.91m x 6.43m)

Kitchen: Central island unit with Schock sink set in granite worktop. Quooker tap with instant boiling water. Airforce induction hob. Wine chiller. Oak vaneer wall units, drawers. Integrated appliance including fridge freezer, oven, warming drawer, microwave and dishwasher.





**UTILITY ROOM:  
9' 8" x 8' 10" (2.95m x 2.69m)**

Inset sink. Range of high and low level units. Granite worktops. Plumbed for washing machine. Space for tumble dryer. Broom cupboard. Pet shower area. Italian porcelain tiling. Recessed lighting.

**REAR HALLWAY:**  
Sliding patio doors to garden.



**BEDROOM (1):**  
**20' 2" x 12' 0" (6.15m x 3.66m)**

Oak vaneer panelling with wall mounted mirror.  
Recessed lighting. Sliding door to garden.



**DRESSING ROOM:**  
**7' 6" x 6' 4" (2.29m x 1.93m)**

Recessed lighting. Porcelain tiled floor.



**ENSUITE:**

Fully tiled walk in shower enclosure. Floating WC with under lighting. Wash hand basin in vanity unit. Storage below. LED mirror.



**BEDROOM (2):**  
9' 9" x 9' 8" (2.97m x 2.95m)

Recessed lighting. Porcelain tiled floor.



**BEDROOM (3):**  
9' 8" x 9' 5" (2.95m x 2.87m)

Oak vaneer panelling. Porcelain tiled floor.



**BEDROOM (4):**  
11' 8" x 8' 5" (3.56m x 2.57m)

Oak vaneer panelling. Wall light wiring. Recessed lighting. Porcelain tiled floor.



**JACK AND JILL ENSUITE:**

Fully tiled walk in shower enclosure. Thermostatic shower. Floating WC. Wash hand basin in vanity unit. Storage below. LED mirror. Recessed lighting. Porcelain tiled floor.



**BEDROOM (5):**  
**9' 9" x 8' 4" (2.97m x 2.54m)**

Recessed lighting. Porcelain tiled floor.



**OUTSIDE**

**ATTACHED GARAGE**

Light and power. Electric up and over door. Roller door to rear. Ladder to floored roof space. Tarmac driveway with extensive parking accessed via electric gates. Fully enclosed gardens to rear. Tiled patio with outdoor porcelain tiles. Granite wall copings. Sills and kerbs. Hexagonal barbeque house with light and power. Outside lighting. Hot tun and outdoor kitchen area.

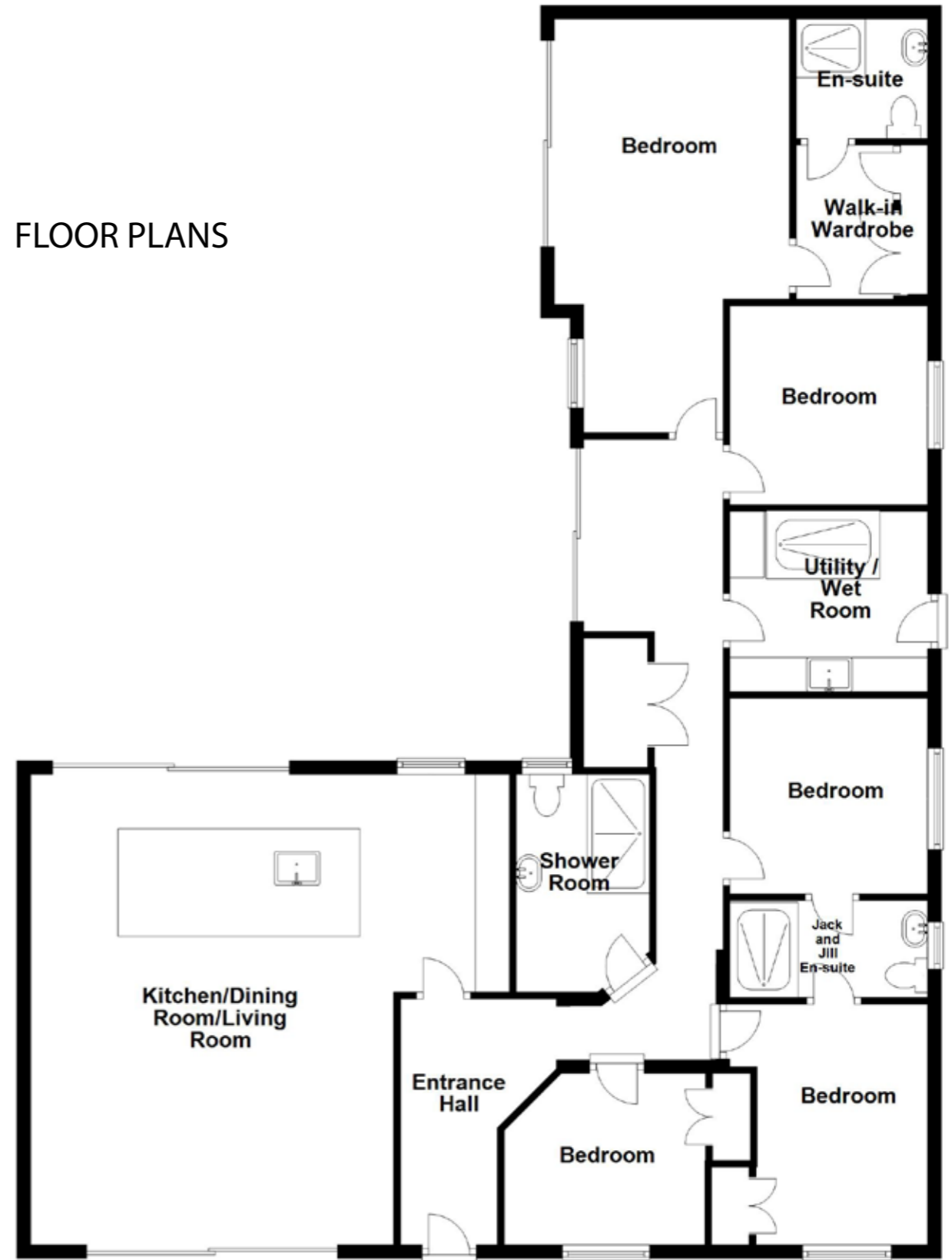
**WET ROOM:**

Fully tiled walk in shower enclosure. Rainfall shower and additional telephone hand shower. Floating WC with sensor under lighting. Wash hand basin set on marble top vanity unit. Storage below. LED mirror. Porcelain tiled floor. Recessed lighting. Extractor fan.





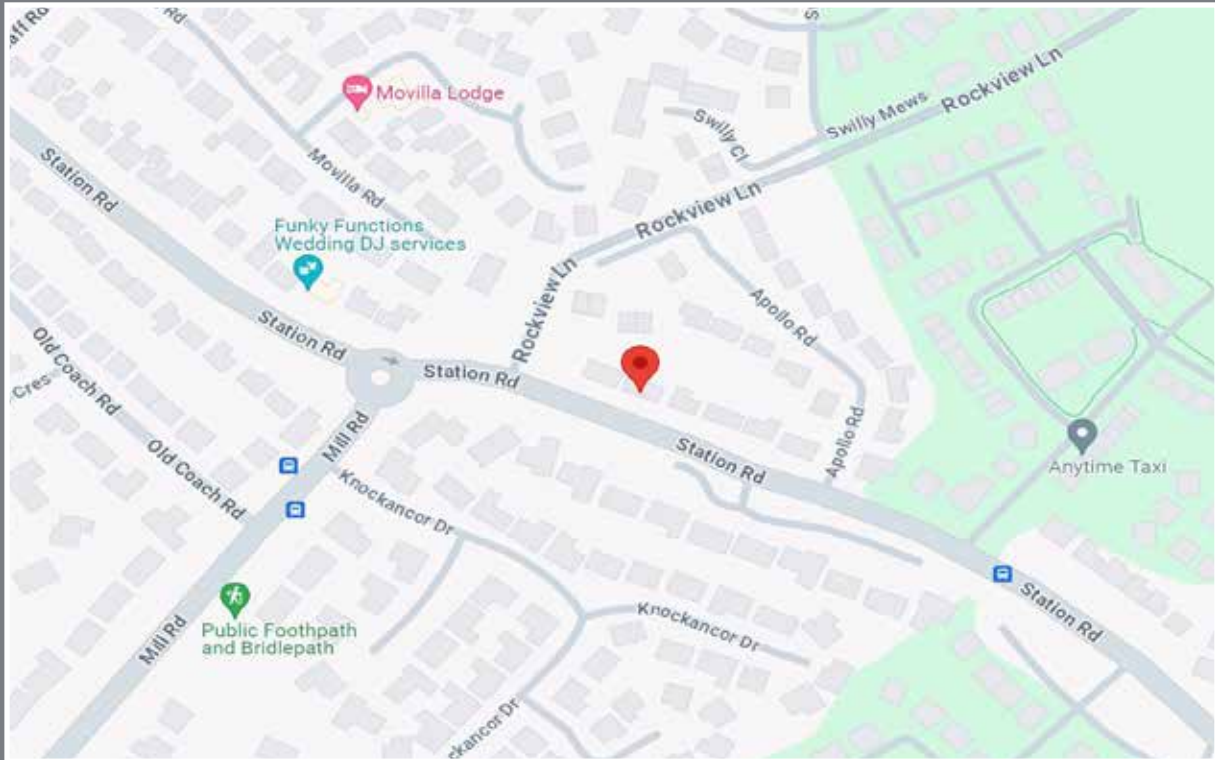
FLOOR PLANS



This plan is for illustrative purposes only.  
Plan produced using PlanUp.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/K/23/SP



Score	Energy rating	Current
92+	A	
81-91	B	
69-80	C	73 C
55-68	D	
39-54	E	
21-38	F	
1-20	G	

EPC REF: 2827-3019-8208-1342-5204

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