



47 KERR STREET, PORTRUSH



X 4



X 2



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £750,000

47 KERR STREET, PORTRUSH

Situated in a prominent position overlooking Portrush Harbour this substantial townhouse offers breath-taking views towards the West Strand and the Donegal headlands; this spacious home, spread over three floors, boasts four sizeable bedrooms and two reception rooms.

Externally the property benefits from an integral garage - a rare feature in this location, a large enclosed patio garden with outbuildings to the rear plus two large sit out balconies to the front of the house which provide the most stunning coastal views overlooking the harbour and beyond.

Currently offered for sale as a private home, this property also presents as a unique redevelopment opportunity with significant potential for those with a commercial interest in developing a seafront apartment building in an unrivalled location (subject to statutory approval).

FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames.
- Integral garage.
- Large enclosed courtyard & patio area to the rear.
- Stunning coastal views overlooking Portrush Harbour.
- Potential redevelopment opportunity (subject to statutory approval).

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £2,647.08

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE PORCH

1.54 m x 4.16 m (5'1" x 13'8")
Glass panelled door leading to reception hall.

RECEPTION HALL

6.60 m x 3.65 m (21'8" x 12'0")
Spacious reception hall; French doors leading to the rear patio.

DOWNSTAIRS WC

3.24 m x 1.99 m (10'8" x 6'6")
Toilet; wash hand basin; access to garage.

FIRST FLOOR LANDING

Double doors to the lounge plus glass panelled wall & door to the dining room.

KITCHEN

4.47 m x 3.84 m (14'8" x 12'7")
Range of fitted units; laminate work surfaces; stainless steel sink; electric oven & grill; fitted microwave; electric hob with extractor fan over; space for American style fridge freezer; integrated dishwasher; wood flooring; access to dining room & utility / shower room.

DINING ROOM

3.50 m x 3.56 m (11'6" x 11'8")
Glass panelled wall & door leading to the hallway.

UTILITY ROOM / SHOWER ROOM

4.16 m x 1.86 m (13'8" x 6'1")
Panelled walk in shower; toilet; wash hand basin; plumbed for washing machine; shelved hot press; tiled floor; door to the rear.

LOUNGE

4.79 m x 7.68 m (15'9" x 25'2")
Bright & spacious lounge with stunning views overlooking Portrush Harbour; feature marble fireplace with granite hearth; original ornate cornicing & ceiling rose; sliding patio doors leading to the first floor balcony.

FIRST FLOOR BALCONY

1.77 m x 4.20 m (5'10" x 13'9")
Covered balcony with stunning views; tiled flooring.

SECOND FLOOR LANDING

Linen closet; access to roof space.

BEDROOM 1

4.78 m x 4.18 m (15'8" x 13'9")
Double bedroom to the front; sliding patio door leading to the second floor balcony; built in bedroom furniture & wash hand basin.

SECOND FLOOR BALCONY

1.77 m x 4.20 m (5'10" x 13'9")
Stunning views; tiled flooring.

BEDROOM 2

4.78 m x 3.91 m (15'8" x 12'10")
Double bedroom to the front; built in bedroom furniture & wash hand basin.

BEDROOM 3

4.34 m x 2.95 m (14'3" x 9'8")
Double to the rear; built in cupboard.

BEDROOM 4

2.70 m x 2.84 m (8'10" x 9'4")
Double bedroom to the rear; built in cupboard.

BATHROOM

2.71 m x 2.92 m (8'11" x 9'7")
Panel bath; electric shower in panelled cubicle; wash hand basin; bidet; laminate floor; tiled walls.

SEPARATE WC

0.92 m x 1.85 m (3'0" x 6'1")
Toilet; part tiled walls; laminate floor.

EXTERIOR

INTEGRAL GARAGE

4.82 m x 3.70 m (15'10" x 12'2")
Single garage with automatic door; concrete floor; power & light.

GARDEN ROOM

2.91 m x 7.53 m (9'7" x 24'8")
Vinyl tiled floor; power & light; separate WC with toilet & wash hand basin.

SUN ROOM

3.61 m x 1.68 m (11'10" x 5'6")

OUTSIDE FEATURES

- Spacious paved patio areas to the rear.
- Two large balconies to the front with stunning views overlooking Portrush Harbour.
- 3 exterior storage cupboards.
- Outside light & tap.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ
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