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ARMSTRONG GORDON



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PORTRUSH

8A Ballyreagh Road

BT56 8LP

Offers Over £950,000

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A truly spectacular four bedroom, luxury semi-detached, Brian Baird Architect Coleraine architecturally designed bespoke new home, with a contemporary atmosphere and offering great views across the Strand Beach, Atlantic Ocean and Donegal Headlands and extending to approximately 2300 Sq Ft of living space. Located on a very established popular coast road area, the property benefits from excellent living accommodation with a choice of a full turnkey package to personalise your new home. Located in the popular seaside resort of Portrush but also near Portstewart, the property benefits from being on the doorstep of this seaside resorts many fine attractions including Royal Portrush Golf Club, beaches and an excellent choice of well known eating establishments. This contemporary home is sure to create interest to those acquiring a luxury modern home in a stunning location.

Leaving Portrush on the Ballyreagh Road heading towards Portstewart, No 8a will be left hand side just after you go over the hill.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Hallway:

6'6 wide

Master Bedroom:

11'0 x 10'8

Ensuite:

7'7 x 5'3

Walk in wardrobe:

Bathroom:

9'3 x 6'9

Cloaks Cupboard/Storage:

Bedroom 2:

13'9 x 7'7

Bedroom 3:

13'9 x 7'7

Bedroom 4:

11'8 x 9'3

Ensuite:

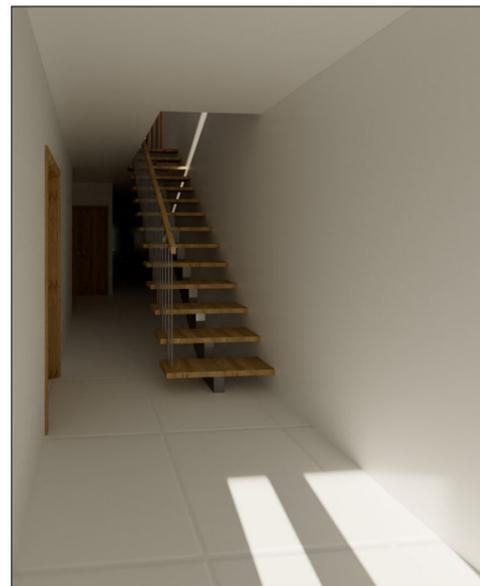
9'3 x 3'4

Utility Room:

8'5 x 5'10

Covered Decked Area:

3D's Visualisations



FIRST FLOOR:

Open Plan Living/Kitchen/Dining/Snug:

Living Area:

18'7 x 18'0

Balcony:

17'5 x 5'6

Kitchen/Dining Area:

24'3 x 18'0

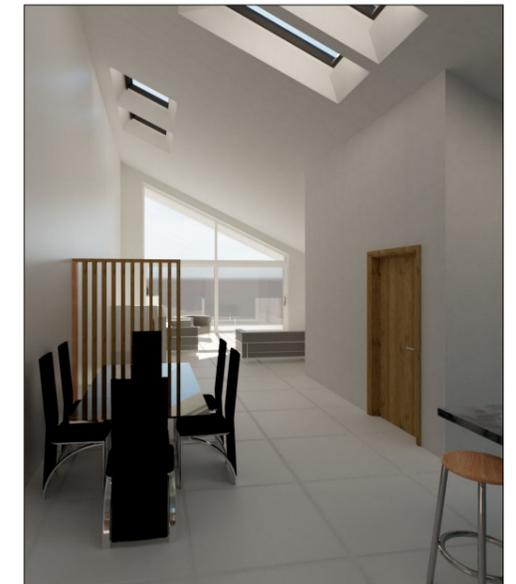
Snug:

11'7 x 11'4

Store:

Separate W.C.:

Rear Deck:



TENURE:

Freehold



Ground Floor	93.64m ²	1,008.0ft ²
First Floor	84.70m ²	911.7ft ²
TOTAL	178.34m ²	1,919.7ft ² (GIA)
Rear Deck	15.70m ²	168.70ft ²
Front Balcony	9.20m ²	98.90ft ²
TOTAL	203.24m ²	2,187.30ft ² (Gross)

SPECIFICATION:**INTERNAL FINISHES:**

Solid concrete floors to ground and first floor

Aluminium Clad windows to RAL colour TBC- Triple glazed windows with coastal protection

MDF painted skirtings and architraves

Engineered solid internal doors

Painted internal walls in one colour throughout and white ceilings

Overall B Energy Rating achieved by excellent levels of floor, wall and roof-space insulation

KITCHEN / UTILITY:

£25,000 PC sums

BATHROOMS & ENSUITES:

£15,000 pc sums

FLOORING:

£10,000 pc sums

TILES:

£5000 pc sums

FIREPLACES:

£5,000 Electric or Gas Fire

ELECTRICAL & HOME NETWORK SPECIFICATION:

White faceplates to all areas (USB connections to selected sockets)

Energy efficient LED light fittings throughout, down lighters to main living areas

SKY TV points to lounge and kitchen / living area, TV points in living rooms and all bedrooms

Data points adjacent to TV points, wired back to main BT point for future connection

Security alarm including keypad and PIR sensors

External lighting above all doors, to side of house and driveway

Car charging point.

Mains operated smoke, heat and carbon monoxide detectors to current regulations

MECHANICAL SPECIFICATION:

Under floor heating to ground and first floor via air source heat pump

Pressurized hot water system

EXTERNAL FINISHES:

Self coloured render finish

Traditional cavity wall construction with 150mm full fill insulation

Brazilian Rio Green roof slate <https://www.lbsproducts.com/roofing/natural-roofing-slate/brazilian-slate/brazilian-rio-green>

Feature painted Tricoya cladding to front elevation

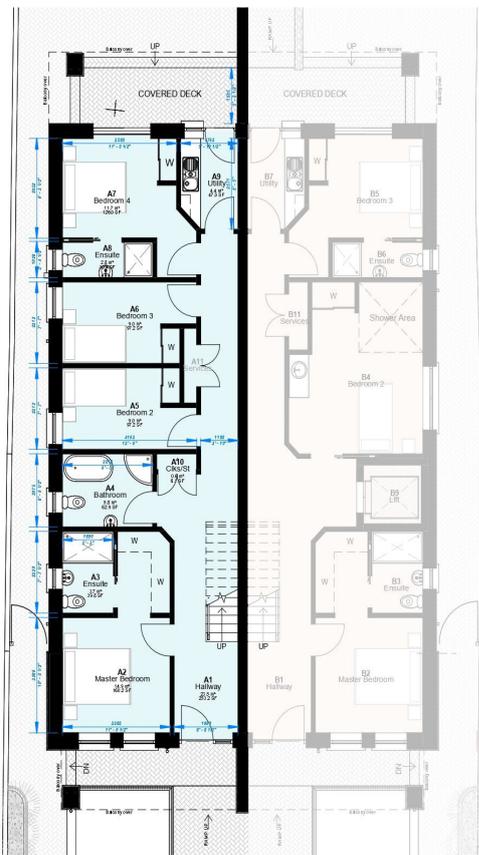
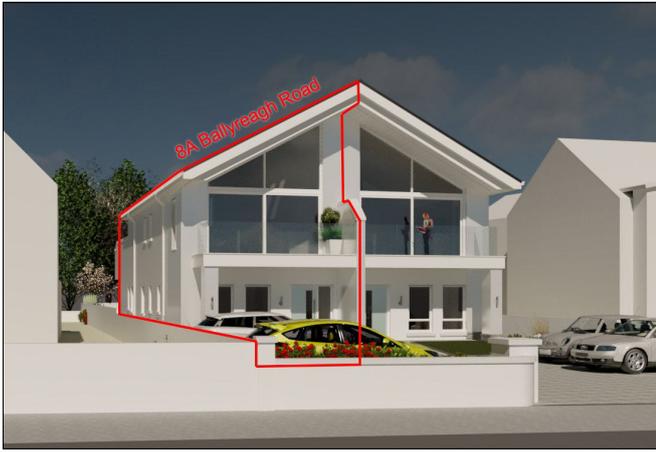
Aluminium Clad Triple glazed windows with coastal protection. RAL colour TBC

Composite front door

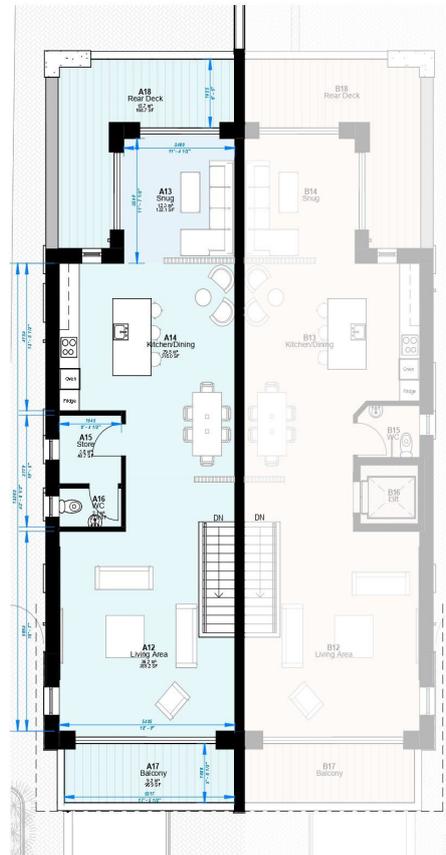
Colour coded aluminium gutter and PVC downpipes

Paved patio area and paths

Bitmac driveway and parking area



Ground Floor Plan



First Floor Plan

DWELLING A - Room Schedule			
Number	Name	Level	Area
00 GFL			
A1	Hallway	00 GFL	23.5 m ²
A2	Master Bedroom	00 GFL	14.9 m ²
A3	Entrusite	00 GFL	3.7 m ²
A4	Bathroom	00 GFL	5.9 m ²
A5	Bedroom 2	00 GFL	9.0 m ²
A6	Bedroom 3	00 GFL	9.0 m ²
A7	Bedroom 4	00 GFL	11.7 m ²
A8	Entrusite	00 GFL	2.9 m ²
A9	Utility	00 GFL	4.4 m ²
A10	Closets	00 GFL	0.9 m ²
A11	Services	00 GFL	8.4 m ²
01 PFL			
A12	Living Area	01 PFL	36.2 m ²
A13	Snop	01 PFL	12.3 m ²
A14	Kitchen/Dining	01 PFL	25.5 m ²
A15	Snop	01 PFL	3.9 m ²
A16	WC	01 PFL	2.1 m ²
A17	Balcony	01 PFL	3.2 m ²
A18	Rover Deck	01 PFL	15.2 m ²
01 PFL 7			108.8 m ²
Grand total			195.1 m ²



Front Elevation



Rear Elevation



Side Elevation

